



## Arlington Zoning Board of Appeals

**Date:** Tuesday, January 25, 2022  
**Time:** 7:30 PM  
**Location:** Conducted by remote participation  
**Additional Details:**

### Agenda Items

#### Administrative Items

1. **Remote Participation Details**

In accordance with the Governor's Order Suspending Certain Provisions of the Open Meeting Law, G. L. c. 30A, § 20 relating to the COVID-19 emergency, the Arlington Zoning Board of Appeals meetings shall be physically closed to the public to avoid group congregation until further notice. The meeting shall instead be held virtually using Zoom.

Please read Governor Baker's Executive Order Suspending Certain Provision of Open Meeting Law for more information regarding virtual public hearings and meetings: <https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download>

You are invited to a Zoom meeting.  
When: Jan 25, 2022 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:  
<https://town-arlington-ma-us.zoom.us/join/tZwkduCsrTooGta9i-tBWEQuK5j0DPIgUG4v>

After registering, you will receive a confirmation email containing information about joining the meeting.

Meeting ID: 889 1943 1202

Find your local number: <https://town-arlington-ma-us.zoom.us/join/tZwkduCsrTooGta9i-tBWEQuK5j0DPIgUG4v>

Dial by Location: 1-646-876-9923 US (New York)

2. **Members Vote: Approval of Meeting Minutes from August 3, 2021**
3. **Members Vote: Approval of Meeting Minutes from August 24, 2021**
4. **Members Vote: Approval of Meeting Minutes from October 12, 2021**
5. **Members Vote: Approval of Meeting Minutes from October 20, 2021**
6. **Members Vote: Approval of Meeting Minutes from November 9, 2021**
7. **Members Vote: Approval of Meeting Minutes from December 21, 2021**

#### Hearings

8. **Docket # 3687: 11-13 Lowell Street**
9. **Docket # 3658: 83 Palmer Street (continuance)**
10. **Docket # 3677 : 25 Highland Avenue (continuance)**

#### Meeting Adjourn



## Town of Arlington, Massachusetts

---

### Docket # 3687: 11-13 Lowell Street

#### ATTACHMENTS:

Type	File Name	Description
Reference Material	ZBA_Package__11-13_Lowell_Street.pdf	ZBA Package, 11-13 Lowell Street
Reference Material	11-13_Lowell_Street_Zoning_Memo_2022_01_19.pdf	11-13 Lowell Street Zoning Memo 2022 01 19
Reference Material	11-13_Lowell_Zoning_Analysis_Plans.pdf	11-13 Lowell Zoning Analysis Plans
Reference Material	Arlington_Historical_Submission_March_11_2021.pdf	Arlington Historical Submission March 11 2021
Reference Material	Exterior_Information_2022_01_18.pdf	Exterior Information 2022 01 18



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

### LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **11-13 Lowell Realty LLC** of Boston, Massachusetts on December 2, 2021, a petition seeking permission to alter their property located at **11-13 Lowell Street - Block Plan 058.0-0010-0009.0** Said petition would require an **"Appeal from the Building Inspector"** of the Zoning Bylaw. The appeal addresses the issue of whether the existing structure is in fact a 4 unit building.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening January 25, 2022 at 7:30 P.M or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**

<https://town-arlington-ma-us.zoom.us/join/tJArcuGoqj0tGdOAZh3RophsZAhpup5bDJzi>

After registering, you will receive a confirmation email containing information about joining the meeting. **For documentation relating to this petition, visit the ZBA website at: [www.arlington.gov/zba](http://www.arlington.gov/zba)**

**DOCKET NO 3687**

**Zoning Board of Appeals**

**Christian Klein, RA, Chair**

Please direct any questions to: **[ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us)**

**ROBERT J. ANNESE**

ATTORNEY AT LAW

December 1, 2021

Via Email: [mciampa@town.arlington.ma.us](mailto:mciampa@town.arlington.ma.us) and Hand Delivery

Michael Ciampa, Director  
Inspectional Services  
Town of Arlington  
23 Maple Street  
Arlington, MA 02476

RE: 11-13 Lowell Street, Arlington, MA

Dear Mr. Ciampa:

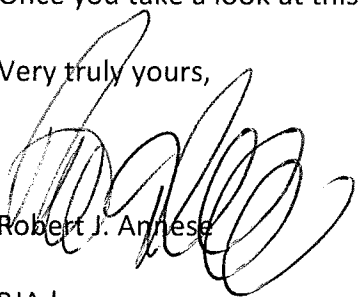
Enclosed for filing please find eight (8) copies of the zoning application in connection with the real estate located at 11-13 Lowell Street, Arlington, Massachusetts.

I believe the character of this appeal would be an appeal from the determination made by the Building Inspector.

I am also enclosing a check in the amount of \$400.00 representing the filing fee.

Once you take a look at this matter, please let me know if you have any questions.

Very truly yours,

  
Robert J. Annese

RJA:lm

Enclosures



A

**INFORMATION FOR BOARD OF APPEALS RECORD**

To be completed by OWNER, signed, and returned to Secretary of the Board of Appeals:

11-13 Lowell Realty LLC  
(Owner or Petitioner)

Address: 235 Marginal Street

City or Town: Chelsea, MA 02150

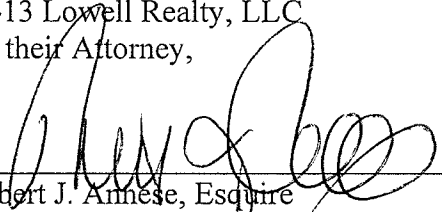
Premises: 11-13 Lowell Street, Arlington, MA 02476  
(Street & Number) (Identify Land Affected) (City)

the record title standing in the name of: 11-13 Lowell Realty LLC

whose address is: 235 Marginal Street, Chelsea, MA 02150  
(Street) (City or Town) (State)

by deed duly recorded in the Middlesex South Registry of Deeds in Book 76476, Page 368

11-13 Lowell Realty, LLC  
By their Attorney,

  
Robert J. Annese, Esquire  
1171 Massachusetts Avenue  
Arlington, Massachusetts 02476  
(781) 646-4911  
(781) 646-4910 – facsimile  
[law@robertannese.com](mailto:law@robertannese.com)

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of 11-13 Lowell Realth, LLC

to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

The Petitioner proposes to renovate the existing four (4) unit building located at 11-13 Lowell Street,  
Arlington, MA, in accordance with its proposed construction plans which accompany this Special  
Permit Application.

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 11-13 Lowell Street, Arlington, MA with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

The Building Inspector has suggested that this matter come before the Zoning Board of Appeal with  
respect to the Petitioner's renovation plans for the reason that the Building Inspector needs  
corroboration that the property does constitute a four (4) unit use in accordance with the provisions  
of the Zoning Bylaw

E-Mail: law@robertannese.com

Signed: \_\_\_\_\_

Date: 11/30/21

Telephone: 781-646-4911

Address: 1171 Massachusetts Ave., Arlington, MA 02474

**Special Permit Criteria:** Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

**The requested use is in an R2 Zone but is a four (4) residential unit use as described in the historic use of the property and in the documents which accompany this petition for relief.**

B). Explain why the requested use is essential or desirable to the public convenience or welfare.

**The requested use would be essential or desirable to the public convenience or welfare because it will confirm the four (4) unit residential use with the residential uses being a major component of the Arlington Housing and Master Plan.**

C). Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

**The use will not change from the historic use of the property, and it will not add any additional traffic to the site.**

D). Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

**The use will not overload any public water, drainage or sewer system, or any other municipal system.**

E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

**Any special regulations are fulfilled.**

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

**The use will continue as a residential and will change except for the renovations which the Petitioner proposes to the property which will also no impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.**

G). Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

**The use is consistent with other uses in the neighborhood of the property.**

### Narrative Explanation For The Requested Zoning Relief

The intent of the proposed changes to the site relate to four (4) residential units that are proposed to be private-entry townhouses.

The evidence which supports a determination that the use is a four (4) unit residential use is demonstrated by a number of documents as follows:

A building card from the Town of Arlington's Inspection Department, No. 290 indicating that the property was the subject of an alteration from a three (3) family dwelling to a four (4) family dwelling on October 10, 1961 with the language appearing within the substance of the building card indicating "Granted". (Exhibit "A")

See also, Permit No. 201 dated July 17, 1961. (Exhibit "B").

Prior to that entry on the building card there were a number of applications for permits to build at the property. One dated September 16, 1948, adding a one car metal garage and another dated June 9, 1958, adding a new room and a new doorway exit at the rear of the building as well as a third application dated July 14, 1961, adding a 10 x 13 room on the second floor on the side of house. The building permit dated July 14, 1961 contains the number 201 at the top of the permit to build which corresponds to the Permit number on the building card contained in the Arlington Inspection Department's Building Jacket for the subject property which contained language that the alteration from a three (3) family dwelling to a four (4) family dwelling was granted.

The assessing record for the Town describes the property as a parcel containing 8,520 square feet of land mainly classified as Apts. 4-8 Building built about 1816, having primarily

clapboard exterior and 5850 square feet, with 4 units, 4 baths, 0 ¾ baths, 0 half baths, 16 rooms, and 8 bedrooms.

The assessing record also indicates that the property is in an R2 Zone.

Evidentially the Building Department has been unable to find the Zoning Decision which corresponds to the building card No. 290 referred to previously, but there is no question that there is a building card which supports a conclusion that there was a Zoning Decision granting the alteration from a three (3) unit residential use to a four (4) unit residential use.

The Building Inspector would have had no authority to allow the alteration allowed by Permit # 201 without the approval of the Zoning Board.

In addition, it is the position of the Petitioner that the provisions of Chapter 40A, Section 7 are applicable to the Zoning Application, as follows:

“If real property has been improved and used in accordance with the terms of the original building permit issued by a person duly authorized to issue such permit no action, criminal or civil, the effect or purpose of which is to compel the abandonment, limitation or modification of the use allowed by such permit or the removal, alteration or relocation of any structure erected in reliance upon said permit by reason of any alleged violation of the provisions of this Chapter shall be maintained unless such action, suite or proceeding is commenced and notice thereof recorded in the registry of deeds for each county or district in which the land lies within six years after the commencement of the alleged violation of law.”

**TOWN OF ARLINGTON**  
 Dimensional and Parking Information  
 For application to The Zoning Board of Appeals

1. Property Location: 11-13 Lowell Street  
 Zoning District: R2
2. Present Use/Occupancy: R2 No. of dwelling units (if residential) 7
3. Existing Gross Floor Area (see definition of Gross Floor Area (GFA) in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor: 7,523.63
4. Proposed Use/Occupancy: R2 No. of dwelling units (if residential) 4
5. Proposed Gross Floor Area (see definition of Gross Floor Area in Article 2 of the Town of Arlington Zoning Bylaw and provide supporting documentation (worksheet) showing dimensions of GFA by floor): 8,651.20
- 6.

6. Lot size (sq. ft.)
7. Frontage (ft.)
8. Floor area ratio
9. Lot Coverage ( %)
10. Lot Area per Dwelling Unit (Sq. ft.)
11. Front Yard Depth (ft.)
12. Left Side Yard Depth (ft.)
13. Right Side Yard Depth (ft.)
14. Rear Side Yard Depth (ft.)
15. Height (stories)
16. Height (ft.)
17. Landscaped Open Space (% of GFA)  
 Sq. ft. \_\_\_\_\_
18. Usable Open Space (% of GFA)  
 Sq. ft. \_\_\_\_\_
19. Parking Spaces (number)
20. Parking area setbacks
21. Loading Spaces (if applicable)
22. Type of construction

Present Conditions	Proposed Conditions	Min. or max Required by Zoning
8,520 sq ft	8,520 sq ft	min. 6,000 sq ft
90'	90'	min. 60'
.95	1.01	max. 0.35
40.22%	30.80%	max 35%
1,217.14 sq ft	2,130 sq ft	min.
7.20'	7.20'	min.
26'-10"	26'10"	min
22'-6"	22'-6"	min.
21'-2"	21'-2"	min. 20'
2.5	2.5	max. 2.5
32'	32'	max. 35'
26.3%	26.3%	min. 10%
41.8%	41.8%	min. 30%
4	4	min.
		min.
N/A	N/A	min. N/A
V	V	

## OPEN SPACE/GROSS FLOOR AREA

Refer to Zoning Bylaw Article 2, Definitions and Article 6, Dimensional Regulations

Address: 11-13 Lowell Street Zoning District: R2

<u>OPEN SPACE</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	8,520 sq ft	8,520 sq ft
Open Space (Usable)*	3,622 sq ft	3,622 sq ft
Open Space (Landscaped)	2,271.42 sq ft	2,271.42 sq ft

\*Usable Open Space must be at least 75% open to the sky, free of automotive, traffic and parking, and readily accessible. Open space shall be deemed usable only if: 1) at least 75% of the area has a grade of less than 8% and no horizontal dimension less than 25 feet.

<u>GROSS FLOOR AREA (GFA)</u>		
Accessory building	N/A	N/A
Basement or cellar (>5' excluding mechanical area)	2,247.25	2,272.70
1 <sup>st</sup> Floor	2,171.74	2,460.12
2 <sup>nd</sup> Floor	2,114.70	2,272.70
3 <sup>rd</sup> Floor	N/A	N/A
4 <sup>th</sup> Floor	N/A	N/A
5 <sup>th</sup> Floor	N/A	N/A
Attic (>7'3" in height, excluding elevator, mechanical)	989.94	1,645.68
Parking garages (except as used for accessory Parking garages or off street loading purposes)	N/A	N/A
All weather habitable porches and balconies	N/A	N/A
<b>Total Gross Floor Area (GFA)</b>	<b>7,523.63</b>	<b>8,651.20</b>

### REQUIRED MINIMUM OPEN SPACE AREA

Proposed Usable Open Space Percent of GFA 41.8%

Proposed Landscaped Open Space Percent of GFA 26.3%

This worksheet applies to plans dated 10/6/21 designed by Kronos Collaborative Inc.

Reviewed by Inspectional Services \_\_\_\_\_ Date: \_\_\_\_\_



290

Address	-	13 Lowell Street
Name	-	John J.O'Neil
Subject	-	Alter 3-Fam.Dwell/ - 4-Fam. Dwell.
Decision	-	GRANTED.
Date	-	<del>Sept. 28, 1961</del> Oct. 10, 1961

*Permit #201 7/17/61*



15186

(201) B

TOWN OF ARLINGTON  
BUILDING DEPARTMENT  
**Application for Permit to Build**

Arlington, Mass. 7/17/ 1961

To the  
INSPECTOR OF BUILDINGS:

The undersigned hereby applies for a permit to { alter }  
build } according to the following specifications  
and the plans filed herewith:

1. Street and No. 13 Lowell St. Lot. No. \_\_\_\_\_
2. Owner John J. O'Neil Address 13 Lowell St.
3. Architect \_\_\_\_\_ Address \_\_\_\_\_
4. Builder John J. O'Neil Address 13 Lowell St.
5. Class of Construction III Material Wood Frame

**DESCRIPTION OF PROPOSED CONSTRUCTION**

Room 10' x 13' second floor side  
of house.

6. Size of Lot, front \_\_\_\_\_ rear \_\_\_\_\_ depth \_\_\_\_\_
7. Size of Building, front \_\_\_\_\_ rear \_\_\_\_\_ depth \_\_\_\_\_
8. Distance from Street Line \_\_\_\_\_
9. Distance from Lot Lines, side \_\_\_\_\_ rear \_\_\_\_\_ side \_\_\_\_\_
10. Distance from Buildings, front \_\_\_\_\_ side \_\_\_\_\_ rear \_\_\_\_\_ side \_\_\_\_\_
11. Foundation on Filled Land \_\_\_\_\_
12. Foundation Material \_\_\_\_\_ thickness \_\_\_\_\_ depth \_\_\_\_\_ mortar \_\_\_\_\_
13. Underpinning Material \_\_\_\_\_ thickness \_\_\_\_\_ height \_\_\_\_\_
14. Method of Heating \_\_\_\_\_ Connected with Sewer \_\_\_\_\_
15. Estimated Cost \$500.00 Duplicate Plans \_\_\_\_\_

**CONSTRUCTION AND PLOT PLANS IN DUPLICATE MUST BE SUBMITTED TO AND APPROVED  
BY THIS DEPARTMENT BEFORE A PERMIT WILL BE GRANTED**

The applicant shall locate proposed building with due regard to lines, grades  
and sewer location obtained from the Town Engineer.

I hereby certify that the dimensions and other information on the plans are correct and that  
all applicable provisions of Statutes, Regulations and By-Laws will be complied with. The above  
is subscribed to and executed by me under the penalties of perjury in accordance with Section  
1-A of Chapter 268, General Laws.

Owner John J. O'Neil  
Address 13 Lowell St.

it No. .... 201  
 ..13..Lowell..Street.....  
 ..ohn J.O'Neil.....  
 .....Same.....  
 .....JULY 13, 1961, 19

I hereby certify that the dimensions as shown on this plan are correct measurements from the true property lines to the nearest building walls as constructed.

.....Engineer or  
 .....Surveyor  
 .....Street  
 .....

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS.

ZONING BOARD OF APPEALS

ARLINGTON, MASSACHUSETTS

In the matter of	)	
	)	
11-13 Lowell Street	)	
Arlington, Massachusetts	)	Docket Number:
	)	
11-13 Lowell Realty, LLC,	)	
Applicant	)	

---

ZONING MEMORANDUM OF FACT AND LAW  
IN SUPPORT OF  
REQUEST FOR SPECIAL PERMIT

---

Robert J. Annese, Esquire  
1171 Massachusetts Avenue  
Arlington, MA 02476  
(781) 646-4911  
[law@robertannese.com](mailto:law@robertannese.com)

## **STATEMENT OF FACTS**

The Applicant, 11-13 Lowell Realty, LLC seeks a determination from the Zoning Board of Appeals in the nature of corroboration that the property at 11-13 Lowell Street, Arlington is a four (4) family residential unit building.

The Applicant has filed plans with the Building Department, copies of which are a part of this Memorandum, so that the plans filed can be approved for four (4) residential units that are private entry townhouses.

The intent of the proposed changes to the site relate to four (4) residential units that are proposed to be private-entry townhouses.

The evidence which supports a determination that the use is a four (4) unit residential use is demonstrated by a number of documents as follows:

A building card from the Town of Arlington's Inspection Department, No. 290 indicating that the property was the subject of an alteration from a three (3) family dwelling to a four (4) family dwelling on October 10, 1961 with the language appearing within the substance of the building card indicating "Granted". (Exhibit "A")

See also, Permit No. 201 dated July 17, 1961. (Exhibit "B").

Prior to that entry on the building card there were a number of applications for permits to build at the property. One dated September 16, 1948, adding a one car metal garage and another dated June 9, 1958, adding a new room and a new doorway exit at the rear of the building as well as a third application dated July 14, 1961, adding a 10 x 13 room on the second floor on the side of house. The building permit dated July 14, 1961 contains the number 201 at the top of the permit to build which corresponds to the Permit number on the building card contained in the Arlington Inspection Department's Building

Jacket for the subject property which contained language that the alteration from a three (3) family dwelling to a four (4) family dwelling was granted.

The assessing record for the Town describes the property as a parcel containing 8,520 square feet of land mainly classified as Apts. 4-8 Building built about 1816, having primarily clapboard exterior and 5850 square feet, with 4 units, 4 baths, 0 ¾ baths, 0 half baths, 16 rooms, and 8 bedrooms.

The assessing record also indicates that the property is in an R2 Zone.

### **ARGUMENT OF FACT AND LAW**

The Building Inspector would have had no authority to allow the alteration allowed by Permit # 201 without the approval of the Zoning Board.

In addition, it is the position of the Petitioner that the provisions of Chapter 40A, Section 7 are applicable to the Zoning Application, as follows:

“If real property has been improved and used in accordance with the terms of the original building permit issued by a person duly authorized to issue such permit no action, criminal or civil, the effect or purpose of which is to compel the abandonment, limitation or modification of the use allowed by such permit or the removal, alteration or relocation of any structure erected in reliance upon said permit by reason of any alleged violation of the provisions of this Chapter shall be maintained unless such action, suite or proceeding is commenced and notice thereof recorded in the registry of deeds for each county or district in which the land lies within six years after the commencement of the alleged violation of law.”

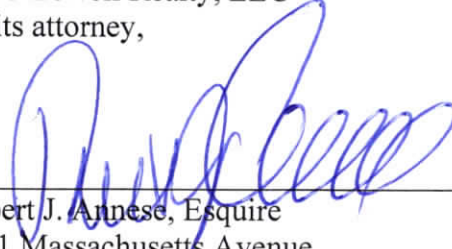
While the Applicant is submitting its plans filed with the Building Department with respect to the 11 -13 Lowell Street property, the issue before the Zoning Board is whether the Board will corroborate the fact that the property consists of four (4) residential units so that Members of the Building Department will proceed with their due diligence in examining the Applicant's plans filed with the Building Department with respect to changes to the building.

It is the Applicant's position that it is clear from an evidentiary point of view that the property is and has been a four (4) family residential unit for many years and even if there is any question with respect to that issue, which I do not believe there is, the

provisions of Chapter 40A, Section 7 would be controlling with respect to any questions relating to the residential four (4) family status of the property.

For all of the above reasons, the Applicant requests that the Board find that the property is a legal four (4) family residential unit based upon the evidence presented.

Respectfully submitted  
11-13 Lowell Realty, LLC  
By its attorney,



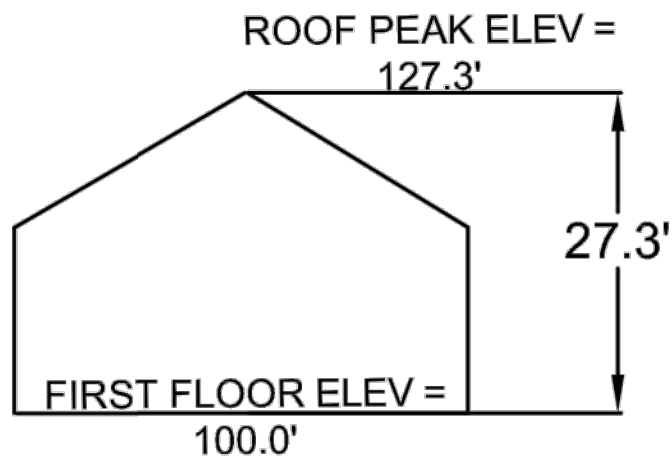
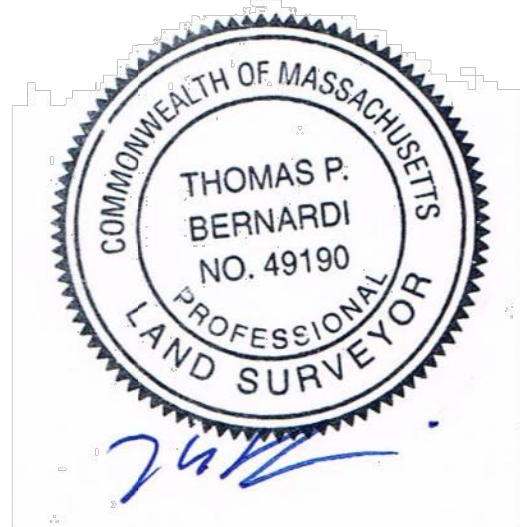
---

Robert J. Annese, Esquire  
1171 Massachusetts Avenue  
Arlington, MA 02476  
781-646-4911  
[law@robertannese.com](mailto:law@robertannese.com)

PLAN OF LAND

LOCATED AT  
11-13 LOWELL STREET  
ARLINGTON, MA

SCALE: 1 INCH = 20 FEET



AVG. GRADE = 95.1'

REFERENCES

DEED: BOOK 40300, PAGE 343  
PLAN: PLAN BOOK 216, PLAN 13

NOTES

THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN JANUARY OF 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

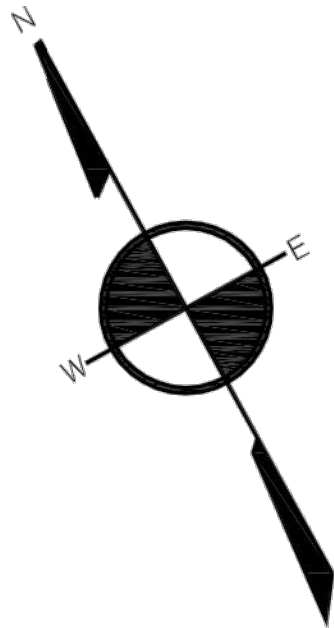
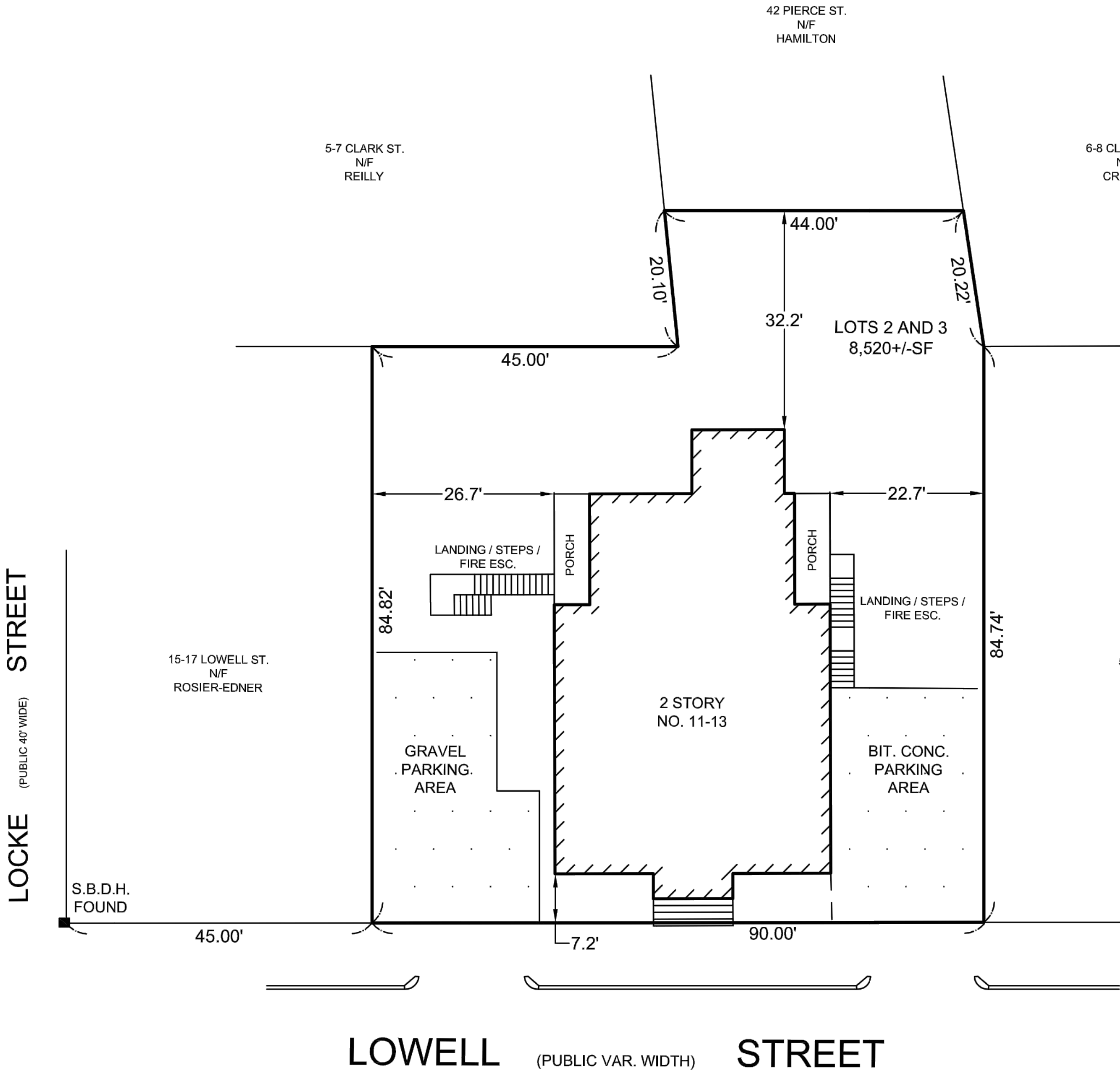
THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.

DATE: JANUARY 16, 2020

MASSACHUSETTS  
SURVEY  
CONSULTANTS

14 SUMNER STREET  
GLOUCESTER, MA 01930  
617 899-0703  
WWW.MASSACHUSETTSSURVEY.COM



KRONOS CO. 235 MARGINAL ST CHELSEA MA 02150

Notes:

- 1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN KRONOS CO. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
- 2. WORK TO FIGURED DIMENSIONS ONLY.
- 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEER'S AND KRONOS CO. DRAWINGS AND SPECIFICATIONS.

ENGINEERING STAMP:

RENOVATION OF A 4-UNIT  
2-1/2 STORY RESIDENCE  
WITH BASEMENT  
  
11-13 LOWELL STREET, ARLINGTON, MA

C	---	---	---
B	---	---	---
A	---	---	---
REV:	DESCRIPTION:	BY:	DATE:

STATUS: PERMIT SET

CLIENT: ---  
  
ENGINEER: KRONOS COLLABORATIVE  
235 MARGINAL ST.,  
CHELSEA, MA 02150

SITE: 11-13 LOWELL STREET,  
ARLINGTON, MA

TITLE: SURVEY PLAN  
---

SCALE AT: AS INDICATED	DATE: 10/06/21	DRAWN:	CHECKED:
PROJECT NO: ---	DRAWING NO: G002	REVISOR:	---





KRONOS CO. 235 MARGINAL ST CHELSEA MA 02150

Notes:

- 1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN KRONOS CO. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
- 2. WORK TO FIGURED DIMENSIONS ONLY.
- 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEER'S AND KRONOS CO. DRAWINGS AND SPECIFICATIONS.

ENGINEERING STAMP:

RENOVATION OF A 4-UNIT  
2-1/2 STORY RESIDENCE  
WITH BASEMENT

11-13 LOWELL STREET, ARLINGTON, MA

C	---	--	--
B	---	--	--
A	---	--	--
REV:	DESCRIPTION:	BY:	DATE:
STATUS: PERMIT SET			

CLIENT:

---

ENGINEER:

KRONOS COLLABORATIVE  
235 MARGINAL ST.,  
CHELSEA, MA 02150

SITE:

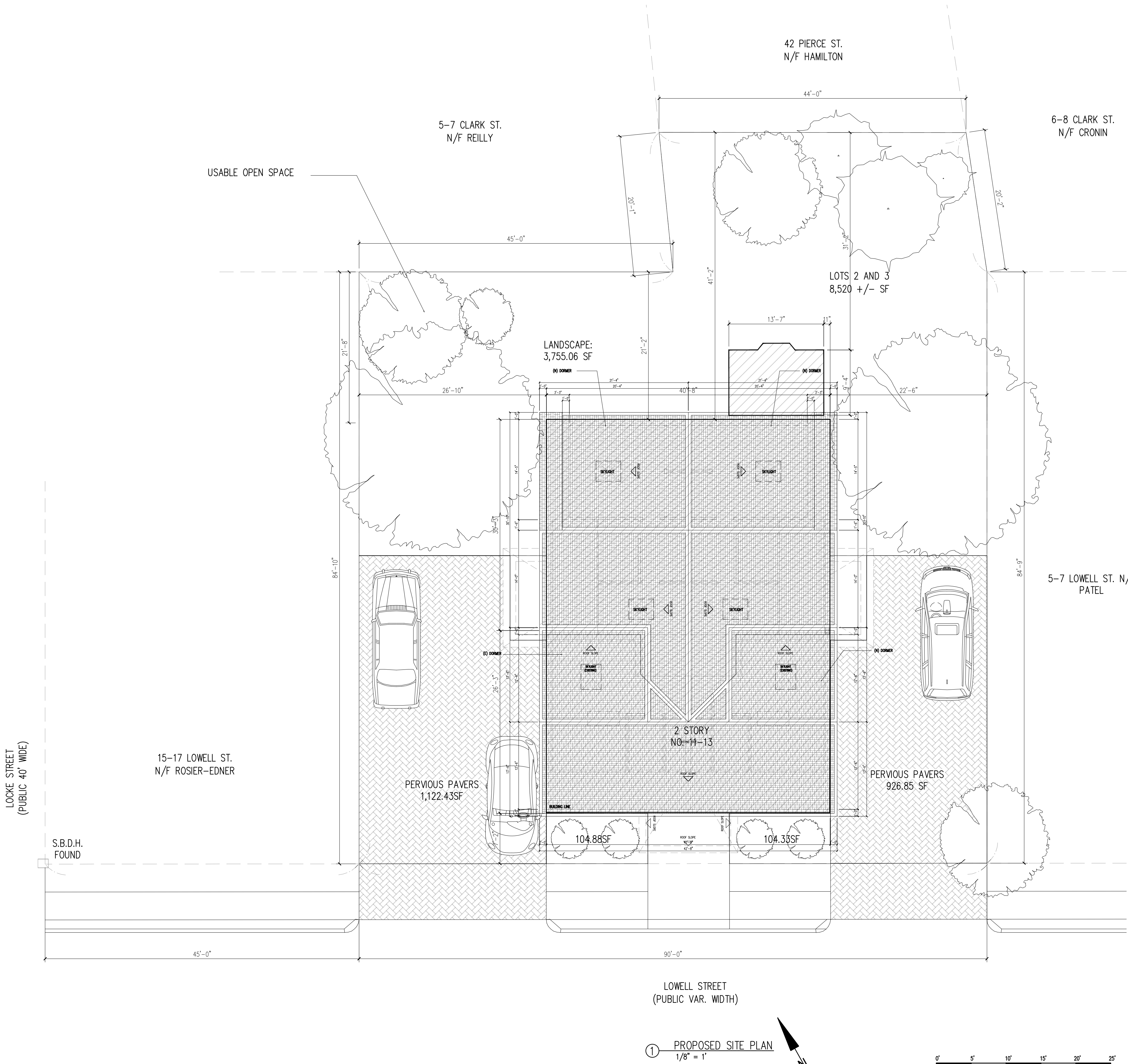
11-13 LOWELL STREET,  
ARLINGTON, MA

TITLE:

PROPOSED SITE PLAN

---

SCALE AT 1/8" = 1'-0"	DATE: 10/06/21	DRAWN:	CHECKED:
PROJECT NO:	DRAWING NO: G002.1	REVISION:	---



1 PROPOSED SITE PLAN  
1/8" = 1'





KRONOS CO. 235 MARGINAL ST CHELSEA MA 02150

Notes:

1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN KRONOS CO. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
2. WORK TO FIGURED DIMENSIONS ONLY.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEER'S AND KRONOS CO. DRAWINGS AND SPECIFICATIONS.

ENGINEERING STAMP:

RENOVATION OF A 4-UNIT  
2-1/2 STORY RESIDENCE  
WITH BASEMENT

11-13 LOWELL STREET, ARLINGTON, MA

C	---	---	---
B	---	---	---
A	---	---	---
REV:	DESCRIPTION:	BY:	DATE:
STATUS: PERMIT SET			

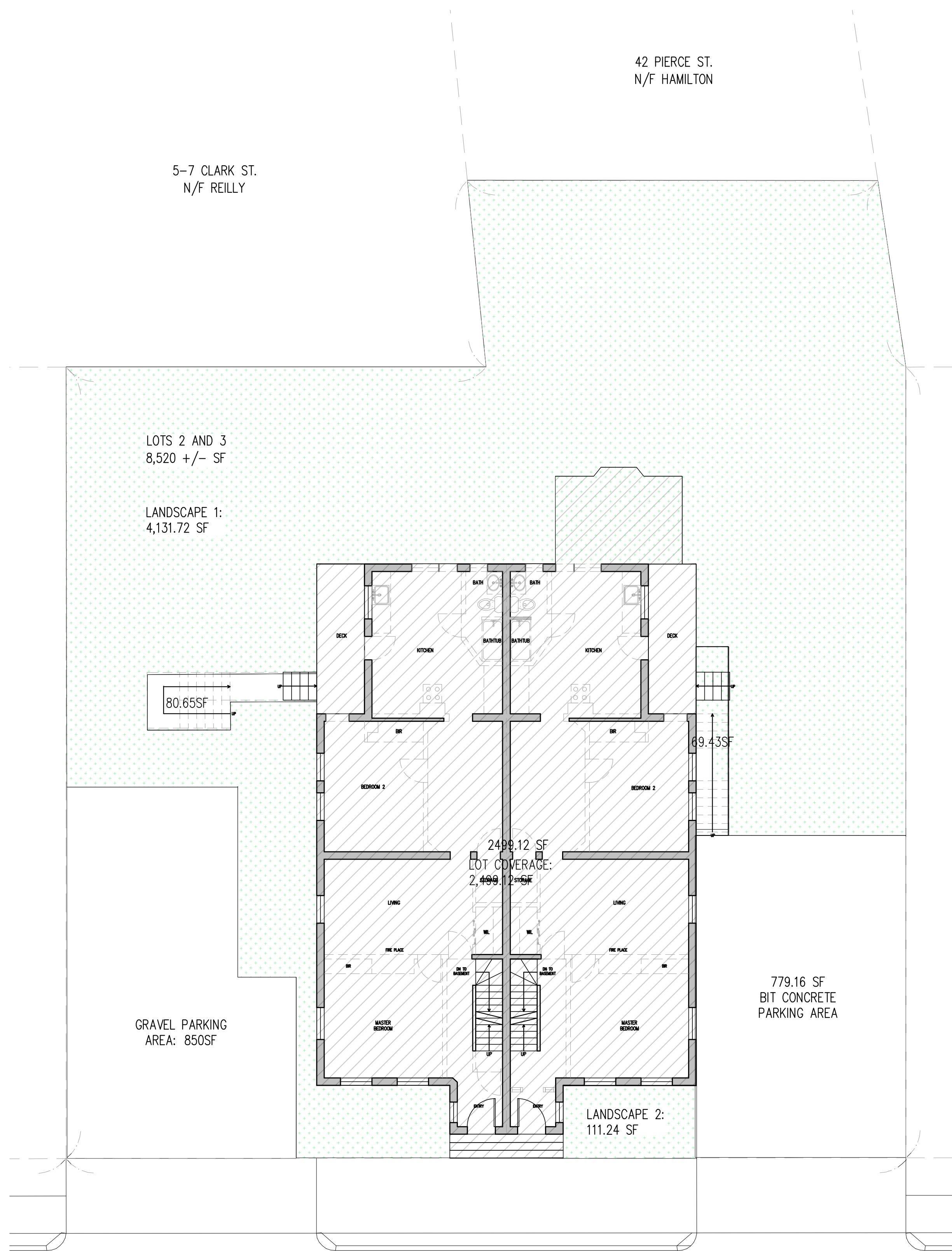
CLIENT:  
---

ENGINEER:  
KRONOS COLLABORATIVE  
235 MARGINAL ST.,  
CHELSEA, MA 02150

SITE:  
11-13 LOWELL STREET,  
ARLINGTON, MA

TITLE:  
SITE PLAN CALCULATIONS

SCALE AT 1/8" = 1'-0"	DATE: 10/06/21	DRAWN:	CHECKED:
PROJECT NO:	DRAWING NO: G002.2	REVISOR:	---



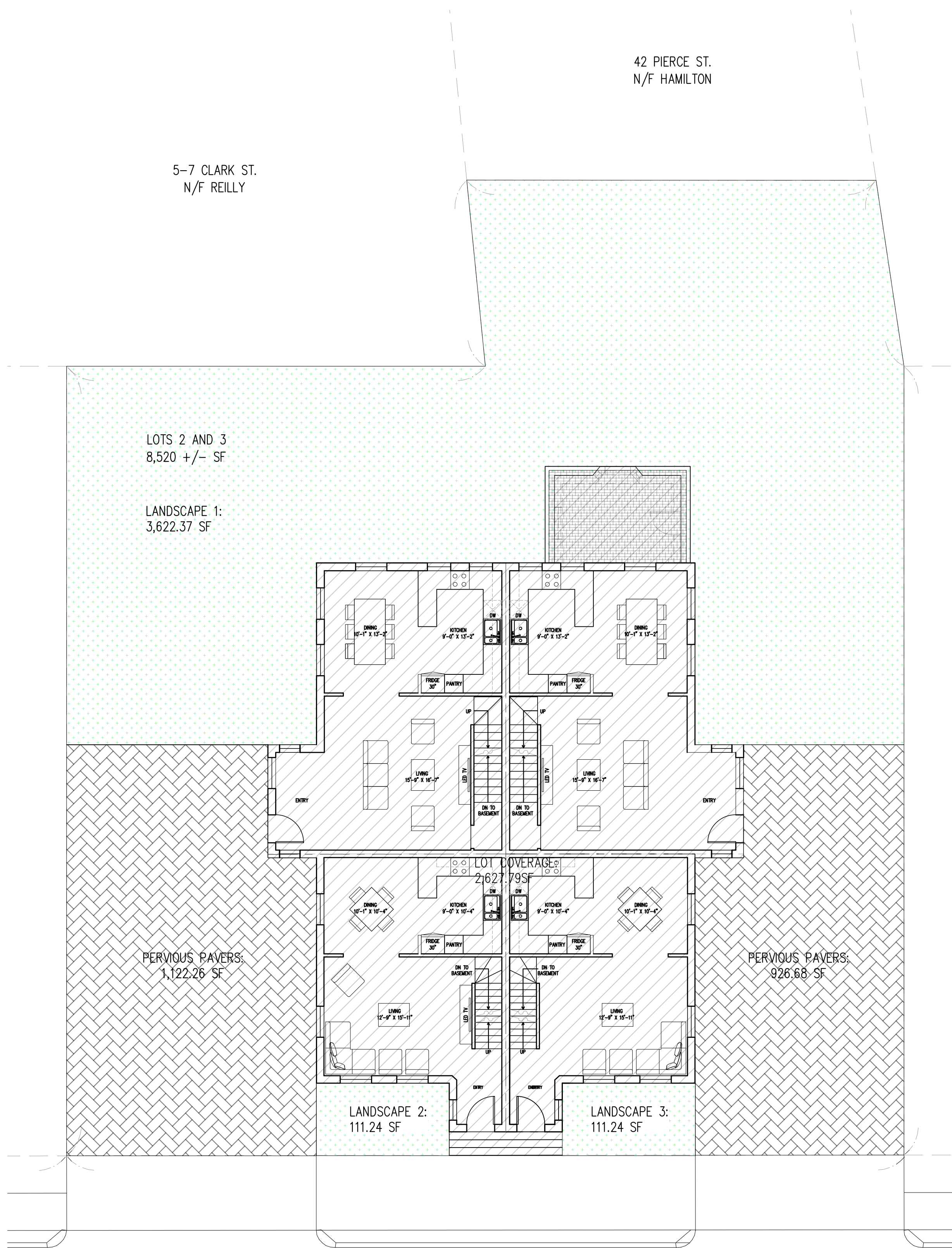
LANDSCAPE: 4,131.72 SF+ 111.24 SF  
= 4,242.96SF  
4,242.96/8,520SF = 49.8%

PERVIOUS PAVERS: 850 SF 850  
SF/8,520SF= 10%

LOT COVERAGE: 2,649.2SF + 779.16  
(BIT CONC)= 3,428.36 / 8,520SF =  
40.24%

① EXISTING SITE PLAN  
1/8" = 1'

0' 5' 10'



LANDSCAPE: 3622.37 SF+ 111.24  
SF+ 111.24SF = 3,844.85SF  
3,844.85/8,520SF = 45%

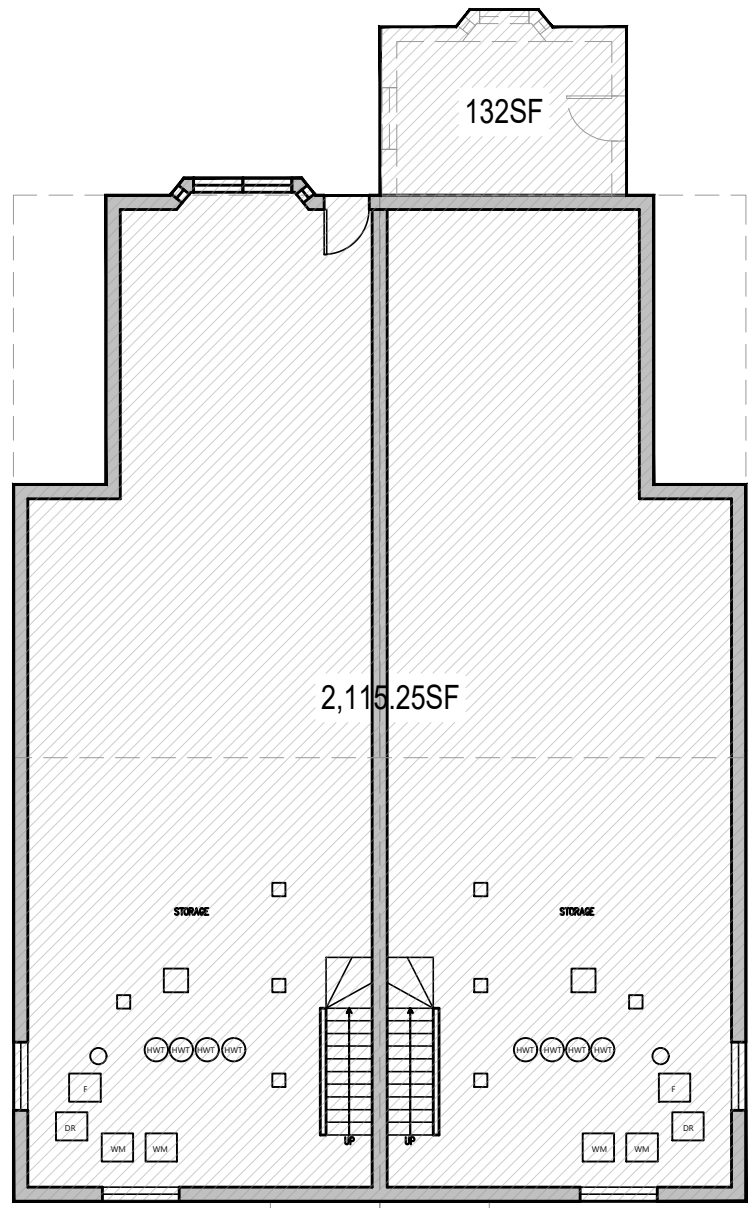
PERVIOUS PAVERS: 1,122.26 SF +  
926.68SF = 2,048.94SF  
2,048.94SF/8,520SF= 24%

LOT COVERAGE: 2,627.79SF /  
8,520SF = 31%

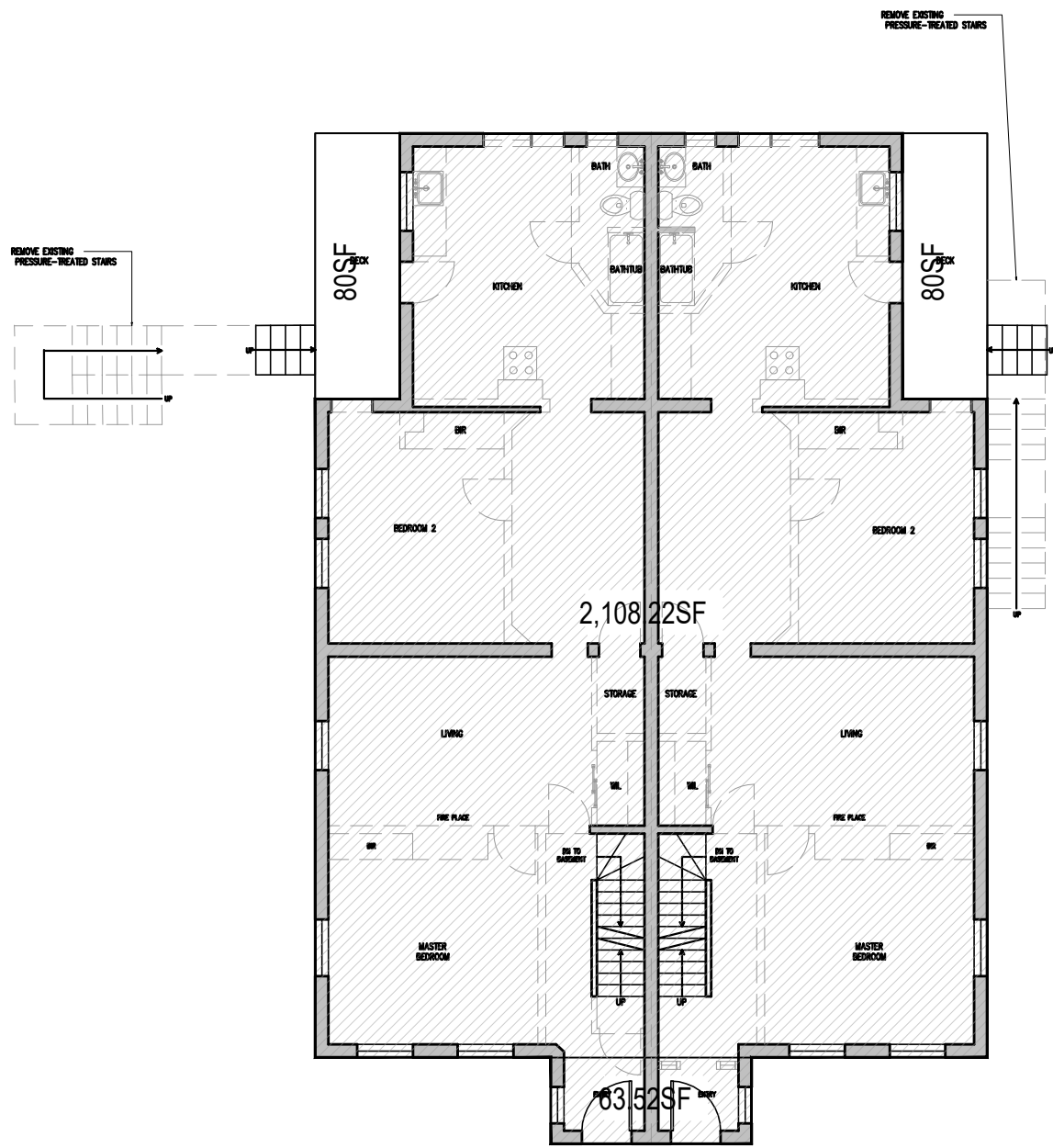
② PROPOSED SITE PLAN  
1/8" = 1'

0' 5' 10'

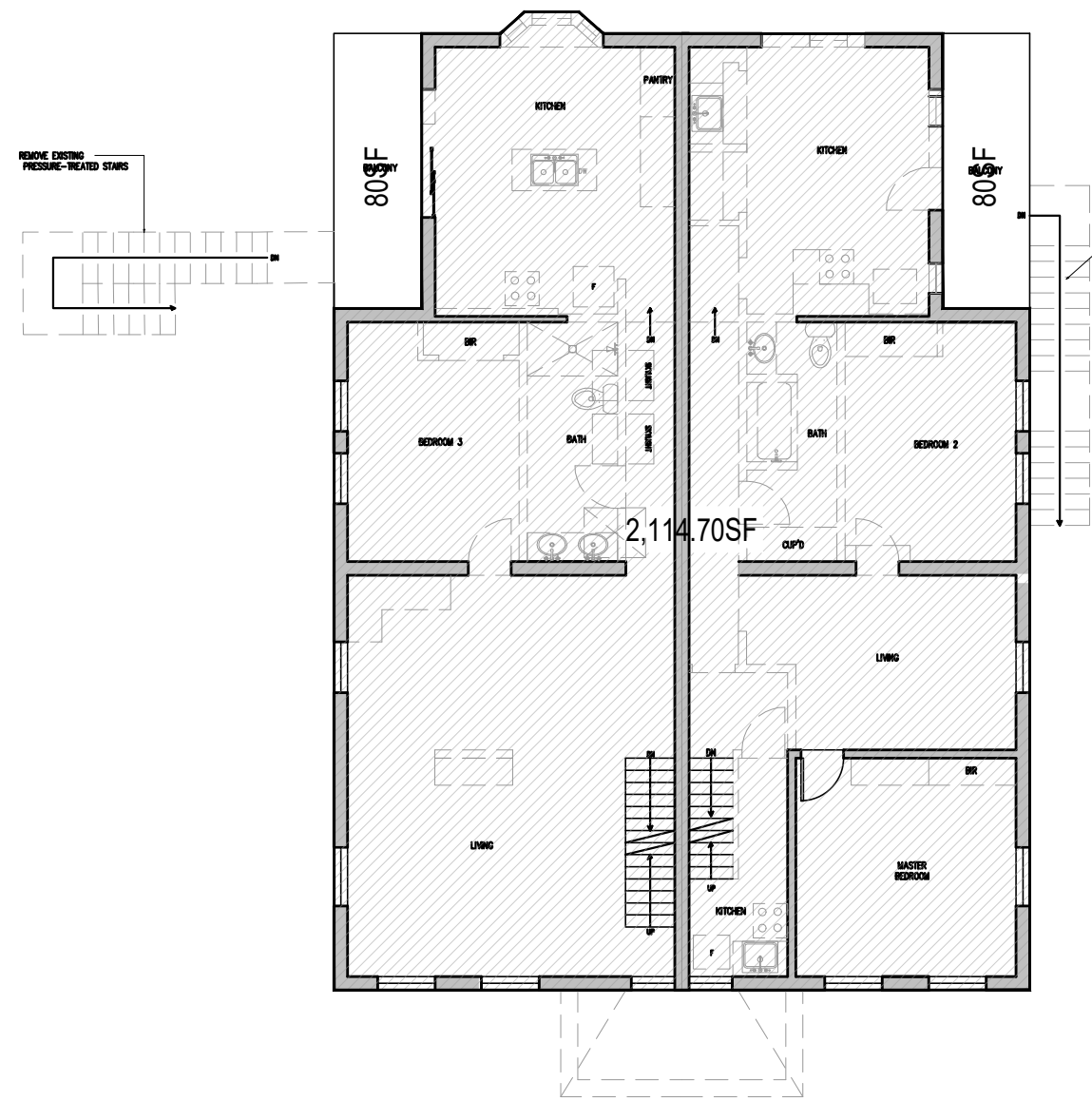




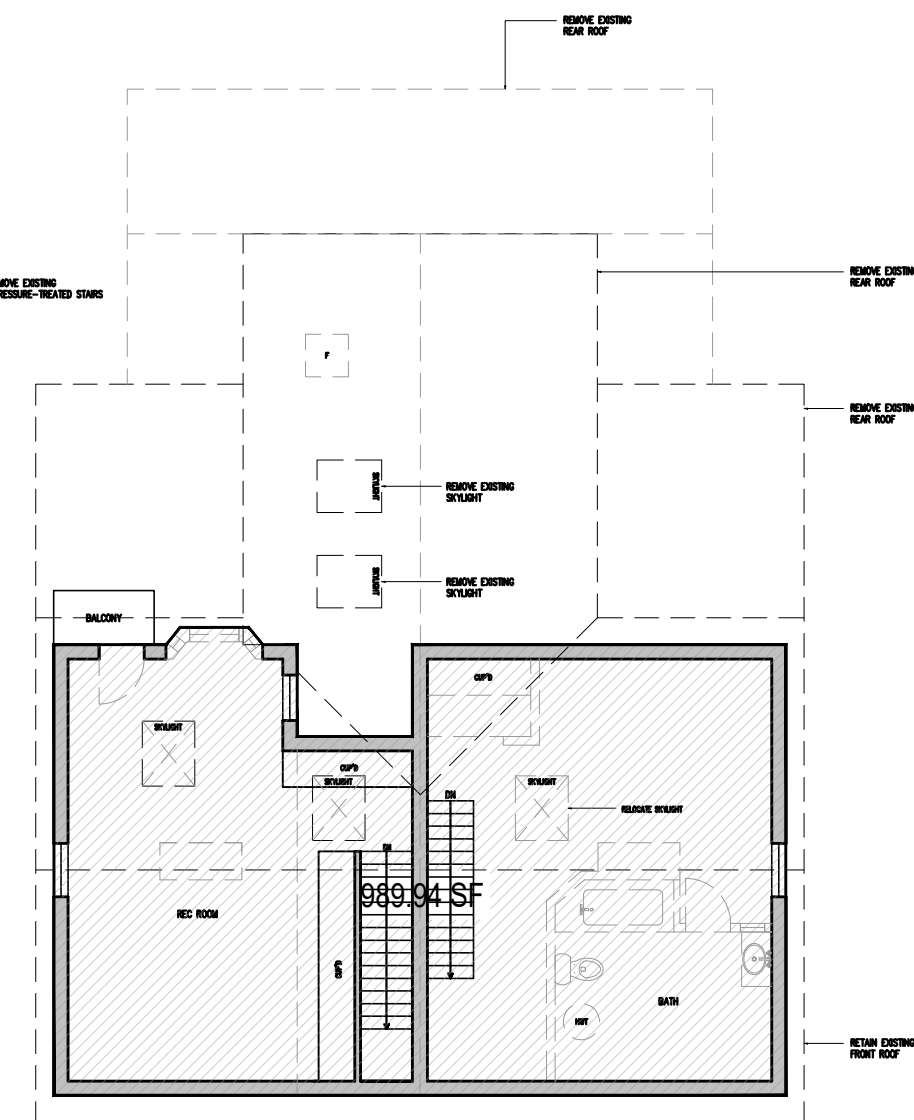
1 EXISTING BASEMENT  
3/32" = 1'-0"



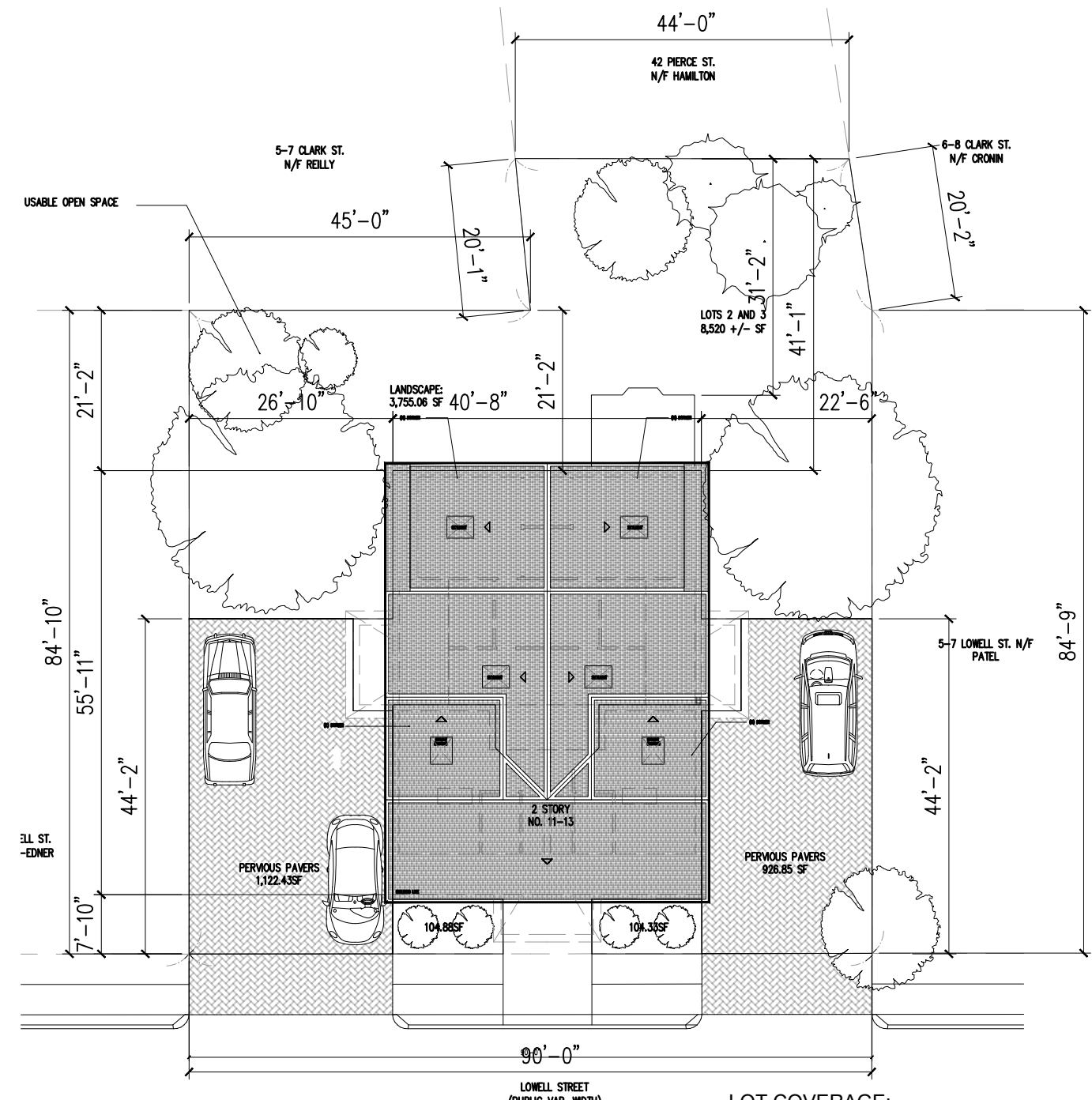
2 EXISTING GROUND FLOOR  
3/32" = 1'-0"



3 EXISTING SECOND FLOOR  
3/32" = 1'-0"



4 EXISTING ATTIC  
3/32" = 1'-0"



11 SITE PLAN  
1" = 20'-0"

Area Schedule (Existing GFA per Building Code)		
Level	Area Typology	Area
Basement	Existing GFA Per Building Code	2,247.25 SF
First Floor	Existing GFA Per Building Code	2,331.74 SF
Second Floor	Existing GFA Per Building Code	2,274.70 SF
Third Floor	Existing GFA Per Building Code	989.94 SF
		7,843.63 SF
		8,162 GFA

UNIT #1  
UNIT #2  
UNIT #3  
UNIT #4  
UTILITY

PROPOSED GROSS FLOOR AREA					
AREA	GROSS SQ. FT.	UNIT #1	UNIT #2	UNIT #3	UNIT #4
BASEMENT	2,272.75F	500.995F	500.995F	635.365F	635.365F
GROUND FLOOR	2,460.125F	532.425F	532.425F	697.645F	697.645F
SECOND FLOOR	2,272.75F	500.99F	500.995F	635.365F	635.365F
ATTIC	1,645.685F	359.115F	359.115F	463.735F	463.735F
TOTAL	8,651.2 SF	1,893.515F	1,893.515F	2,432.095F	2,432.095F

GROSS FLOOR AREA: THE SUM OF THE HORIZONTAL AREAS OF ALL STORIES OF A BUILDING OR BUILDINGS ON A LOT, MEASURED FROM THE EXTERIOR FACES OF EXTERIOR WALLS, OR IN THE CASE OF A COMMON WALL SEPARATING TWO BUILDINGS, FROM THE CENTERLINE OF SUCH COMMON WALL AS REGULATED UNDER SECTION 5.3.22

#### 5.3.22. GROSS FLOOR AREA

A. FOR THE PURPOSES OF THIS BYLAW, THE FOLLOWING AREAS OF BUILDINGS ARE TO BE INCLUDED IN THE CALCULATION OF GROSS FLOOR AREA:

- ELEVATOR SHAFTS AND STAIRWELLS ON EACH FLOOR;
- ATTIC AREAS WITH HEADROOM, MEASURED FROM SUBFLOOR TO THE BOTTOM OF THE ROOF STRUCTURE, OF SEVEN FEET THREE INCHES OR MORE, EXCEPT AS EXCLUDED IN (4) BELOW;
- INTERIOR MEZZANINES;
- PENTHOUSES;
- BASEMENT AREAS EXCEPT AS EXCLUDED IN (2) BELOW;
- CELLARS IN RESIDENTIAL USES;
- ALL-WEATHER HABITABLE PORCHES AND BALCONIES; AND
- PARKING GARAGES EXCEPT AS EXCLUDED IN (1) BELOW.

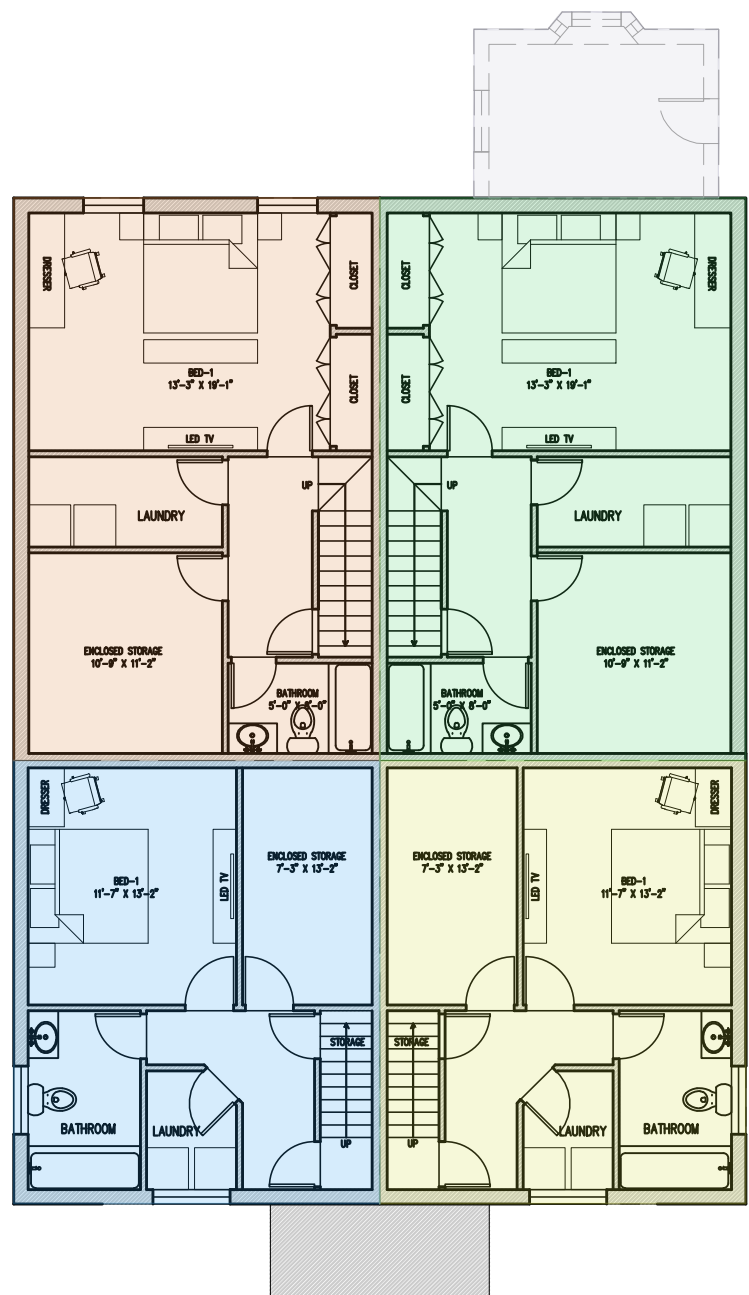
B. FOR THE PURPOSES OF THIS BYLAW, THE FOLLOW AREAS OF BUILDINGS ARE TO BE EXCLUDED FROM THE CALCULATION OF GROSS FLOOR AREA:

- AREAS USED FOR ACCESSORY PARKING, OR OFF-STREET LOADING PURPOSES;
- BASEMENT AREAS DEVOTED EXCLUSIVELY TO MECHANICAL USES ACCESSORY TO THE OPERATION OF THE BUILDING;
- OPEN OR LATTICE ENCLOSED EXTERIOR FIRE ESCAPES;
- ATTIC AND OTHER AREAS USED FOR ELEVATOR MACHINERY OR MECHANICAL EQUIPMENT ACCESSORY TO THE OPERATION OF THE BUILDING; AND
- UNENCLOSED PORCHES, BALCONIES, AND DECKS.

YEAR BUILT: 1816  
FOUNDATION: BRICK OR STONE  
FRAME: WOOD  
PRIME WALL: CLAP BOARD  
ROOF COVER: ASPHALT SHGL

ZONING SUMMARY					
OWNER: 11-13 LOWELL REALTY LLC					
ZONING DISTRICT: R2- TWO FAMILY					
DESCRIPTION	CODE REFERENCE	REQUIRED/ ALLOWED	EXISTING	PROPOSED	RELIEF REQUIRED
GENERAL USE		TWO FAMILY/DUPLEX	7-UNIT	4-UNIT	
MINIMUM LOT AREA	5.4.2A	6,000 SF	8,520 SF	NO CHANGE	
GFA		2,982SF [0.35FAR OF LOT AREA]	8,162SF	8,651.2SF	SEE NOTE 5.3.6 D.6
MAXIMUM FLOOR AREA RATIO (FAR)		0.35	0.35	1.01	SEE NOTE 5.3.6 D.6
MINIMUM LOT FRONTAGE	5.4.2A	60FT	90FT	NO CHANGE	EXISTING NON-CONFORMING
LOT DEPTH			84'10" (LEFT) 104'11" (RIGHT)	NO CHANGE	EXISTING NON-CONFORMING
REAR (LOT DEPTH 100FT OR MORE)	5.4.2A	20'	21'2" (LEFT) 32.2' (RIGHT)	NO CHANGE	EXISTING NON-CONFORMING
PERMITTED RESIDENTIAL STRUCTURE	5.4.2A				
LANDSCAPE OPEN SPACE (MIN)		10%	4,241.96SF (49.8%)	3,844.85SF (45%)	COMPLY
USABLE OPEN SPACE (MIN)		30%			
MAXIMUM LOT COVERAGE		35%	(3,428.36) 40.24%	(2,627.79SF) 31%	COMPLY
MAXIMUM HEIGHT	5.4.2A	35FT	32'	32'	COMPLY
MAXIMUM HEIGHT (STORIES)		2-1/2	2-1/2	2-1/2	COMPLY

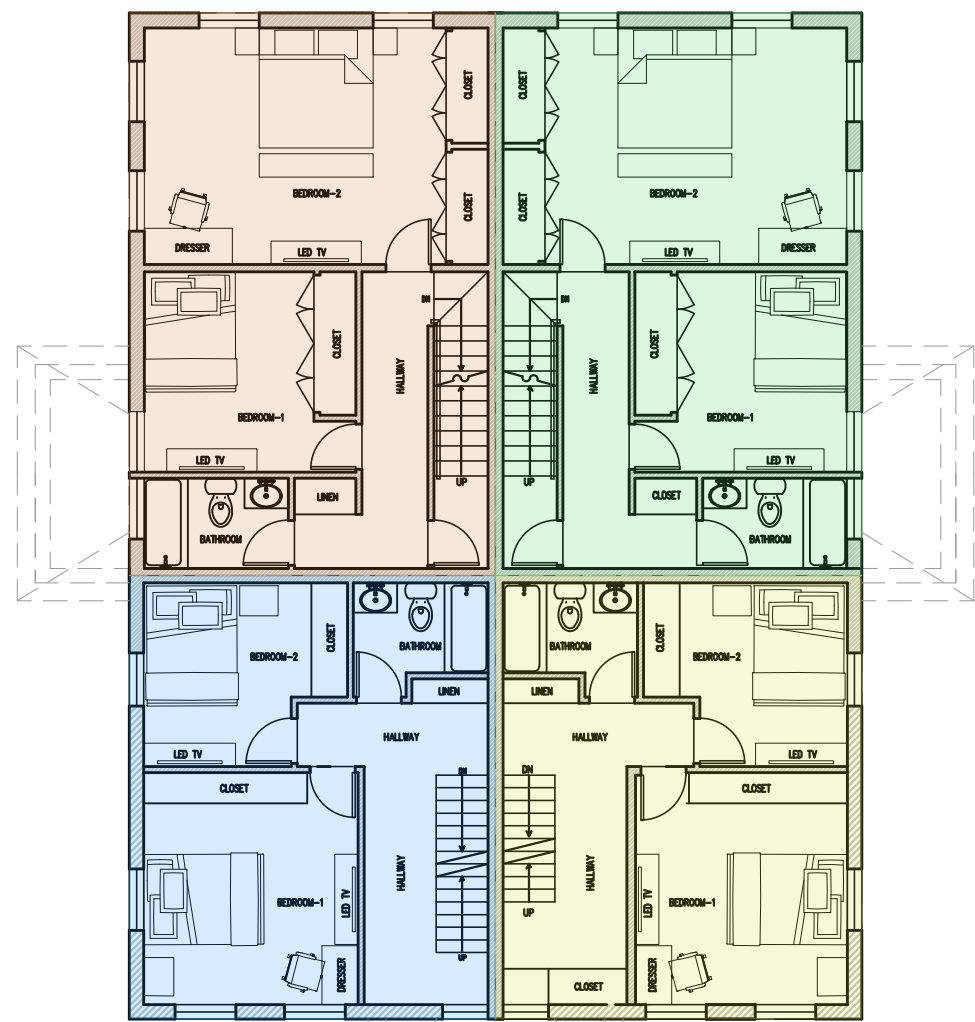
5.3.6 D.6 WHEN ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT BUILDINGS, AS LISTED IN THE "INVENTORY OF HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT PROPERTIES IN THE TOWN OF ARLINGTON", ARE PRESERVED, ADDITIONAL GROSS FLOOR AREA MAY BE ALLOWED AT THE RATE OF EIGHT SQUARE FEET OF GROSS FLOOR AREA TO EACH ONE SQUARE FOOT OF GROSS FLOOR AREA OF THE PRESERVED BUILDING. AS APPLIED IN THIS SECTION, PRESERVATION SHALL MEAN RESTORATION OF THE BUILDING AND MAINTAINING IT ON THE SITE, OR RELOCATION TO AN AVAILABLE SITE.



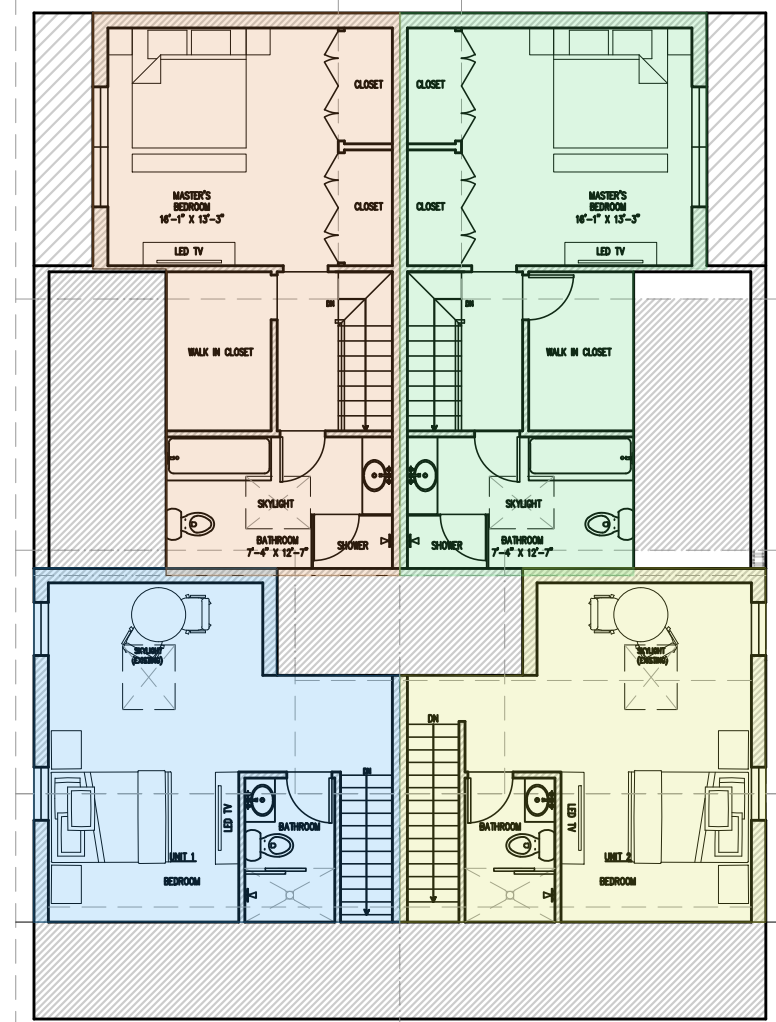
5 PROPOSED BASEMENT  
3/32" = 1'-0"



6 PROPOSED GROUND FLOOR  
3/32" = 1'-0"



7 PROPOSED SECOND FLOOR  
3/32" = 1'-0"



8 PROPOSED ATTIC  
3/32" = 1'-0"



10 ELEVATION  
1/8" = 1'-0"



KRONOS CO. 235 MARGINAL ST CHELSEA MA 02150

#### Notes:

- THE COPYRIGHT OF THIS DRAWING IS VESTED IN KRONOS CO. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
- WORK TO FIGURED DIMENSIONS ONLY.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS', SERVICE ENGINEER'S AND KRONOS CO. DRAWINGS AND SPECIFICATIONS.

ENGINEERING STAMP:

## RENOVATION OF A 4-UNIT 2-1/2 STORY RESIDENCE WITH BASEMENT

11-13 LOWELL STREET, ARLINGTON, MA

C	---	---	---
B	---	---	---
A	---	---	---
REV:	DESCRIPTION:	BY:	DATE:

STATUS: PERMIT SET

CLIENT:

ENGINEER:

KRONOS COLLABORATIVE  
235 MARGINAL ST.,  
CHELSEA, MA 02150

SITE:

11-13 LOWELL STREET,  
ARLINGTON, MA

TITLE:

ZONING COMPLIANCE

SCALE AT:	DATE:	DRAWN:	CHECKED:
AS INDICATED	10/06/21		
PROJECT NO:	DRAWING NO:	REVISOR:	
---	G002.3	---	



# ARLINGTON HISTORICAL SUBMISSION



KRONOS CO. 235 MARGINAL ST CHELSEA MA 02150

Notes:

- 1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN KRONOS CO. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
- 2. WORK TO FIGURED DIMENSIONS ONLY.
- 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEER'S AND KRONOS CO. DRAWINGS AND SPECIFICATIONS.

ENGINEERING STAMP:

ARLINGTON HISTORICAL  
SUBMISSION

C	---	--	--
B	---	--	--
A	---	--	--
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

CLIENT:  
---

ENGINEER:  
---

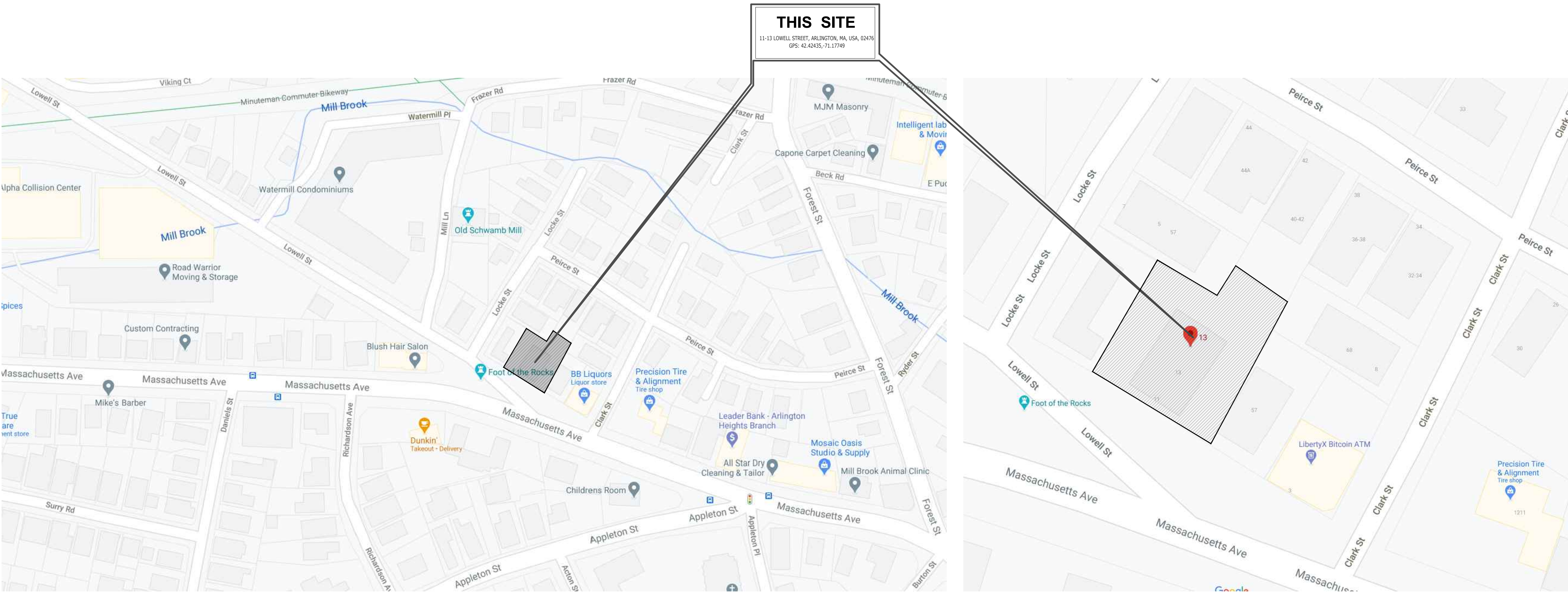
SITE: 11-13 LOWELL STREET, ARLINGTON, MA

TITLE: COVER SHEET

SCALE AT A1: NOT TO SCALE	DATE: 03/11/21	DRAWN:	CHECKED:
PROJECT NO: ---	DRAWING NO: A1		REVISION: ---

DRAWING INDEX

NUMBER	SHEET NAME	ARLINGTON HISTORICAL SUBMISSION
ARLINGTON HISTORICAL SUBMISSION		
A1	COVER SHEET	
A2	EXISTING FRONT ELEVATION	
A3	EXISTING LEFT SIDE ELEVATION	
A4	EXISTING REAR SIDE ELEVATION	
A5	PROPOSED LEFT SIDE RENDERING	
A6	PROPOSED RIGHT SIDE RENDERING	
A7	PROPOSED REAR RENDERING	
A8	PROPOSED BIRD'S EYE VIEW RENDERING	



LOCATION PLAN





EFFICIENCY  
ACCURACY  
TECHNOLOGY

KRONOS CO. 235 MARGINAL ST CHELSEA MA 02150

Notes:

1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN KRONOS CO. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
2. WORK TO FIGURED DIMENSIONS ONLY.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEER'S AND KRONOS CO. DRAWINGS AND SPECIFICATIONS.

ENGINEERING STAMP:

ARLINGTON HISTORICAL  
SUBMISSION

C	---	--	--
B	---	--	--
A	---	--	--
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

CLIENT:  
---

ENGINEER:  
---

SITE:  
11-13 LOWELL STREET,  
ARLINGTON, MA

TITLE:  
EXISTING FRONT ELEVATION

SCALE AT 1/1: NOT TO SCALE	DATE: 03/11/21	DRAWN:	CHECKED:
PROJECT NO: ---	DRAWING NO: A2	REVISION: ---	





EFFICIENCY  
ACCURACY  
TECHNOLOGY

KRONOS CO. 235 MARGINAL ST CHELSEA MA 02150

Notes:

1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN KRONOS CO. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
2. WORK TO FIGURED DIMENSIONS ONLY.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEER'S AND KRONOS CO. DRAWINGS AND SPECIFICATIONS.

ENGINEERING STAMP:

ARLINGTON HISTORICAL  
SUBMISSION

C	---	--	--
B	---	--	--
A	---	--	--
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

CLIENT:  
---

ENGINEER:  
---

SITE: 11-13 LOWELL STREET,  
ARLINGTON, MA

TITLE: EXISTING LEFT ELEVATION

SCALE AT 1/1: NOT TO SCALE	DATE: 03/11/21	DRAWN:	CHECKED:
PROJECT NO: ---	DRAWING NO: A3	REVISION: ---	







EFFICIENCY  
ACCURACY  
TECHNOLOGY

KRONOS CO. 235 MARGINAL ST CHelsea MA 02150

Notes:

1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN KRONOS CO. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

2. WORK TO FIGURED DIMENSIONS ONLY.

3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEER'S AND KRONOS CO. DRAWINGS AND SPECIFICATIONS.

ENGINEERING STAMP:

ARLINGTON HISTORICAL  
SUBMISSION

C	---	--	--
B	---	--	--
A	---	--	--
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

CLIENT:

---

ENGINEER:

---

SITE:

11-13 LOWELL STREET,  
ARLINGTON, MA

TITLE:

EXISTING REAR ELEVATION

SCALE AT 1/1: <div>NOT TO SCALE</div>	DATE: <div>03/11/21</div>	DRAWN:	CHECKED:
PROJECT NO: <div>---</div>	DRAWING NO: <div>A4</div>	REVISION: <div>---</div>	





EFFICIENCY  
ACCURACY  
TECHNOLOGY

KRONOS CO. 235 MARGINAL ST CHELSEA MA 02150

Notes:

1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN KRONOS CO. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
2. WORK TO FIGURED DIMENSIONS ONLY.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEER'S AND KRONOS CO. DRAWINGS AND SPECIFICATIONS.

ENGINEERING STAMP:

ARLINGTON HISTORICAL  
SUBMISSION

C	---	--	--
B	---	--	--
A	---	--	--
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

CLIENT:  
---

ENGINEER:  
---

SITE: 11-13 LOWELL STREET,  
ARLINGTON, MA

TITLE: PROPOSED LEFT SIDE  
RENDERING

SCALE AT 1/1: NOT TO SCALE	DATE: 03/11/21	DRAWN:	CHECKED:
PROJECT NO: ---	DRAWING NO: A5	REVISION:	---





EFFICIENCY  
ACCURACY  
TECHNOLOGY

KRONOS CO. 235 MARGINAL ST CHelsea MA 02150

Notes:

- 1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN KRONOS CO. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
- 2. WORK TO FIGURED DIMENSIONS ONLY.
- 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEER'S AND KRONOS CO. DRAWINGS AND SPECIFICATIONS.

ENGINEERING STAMP:

ARLINGTON HISTORICAL  
SUBMISSION

C	---	--	--
B	---	--	--
A	---	--	--
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

CLIENT:  
---

ENGINEER:  
---

SITE: 11-13 LOWELL STREET,  
ARLINGTON, MA

TITLE: PROPOSED RIGHT SIDE  
RENDERING

SCALE AT 1/1: NOT TO SCALE	DATE: 03/11/21	DRAWN:	CHECKED:
PROJECT NO: ---	DRAWING NO: A6	REVISION:	---





KRONOS CO. 235 MARGINAL ST CHELSEA MA 02150

- Notes:
- 1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN KRONOS CO. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
  - 2. WORK TO FIGURED DIMENSIONS ONLY.
  - 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEER'S AND KRONOS CO. DRAWINGS AND SPECIFICATIONS.

ENGINEERING STAMP:

ARLINGTON HISTORICAL  
SUBMISSION

C	---	--	--
B	---	--	--
A	---	--	--
REV:	DESCRIPTION:	BY:	DATE:
STATUS:			

CLIENT:  
---

ENGINEER:  
---

SITE: 11-13 LOWELL STREET,  
ARLINGTON, MA

TITLE: PROPOSED REAR RENDERING

SCALE AT 1/1: NOT TO SCALE	DATE: 03/11/21	DRAWN:	CHECKED:
PROJECT NO: ---	DRAWING NO: A7		REVISION: ---





KRONOS CO. 235 MARGINAL ST CHELSEA MA 02150

Notes:

- 1. THE COPYRIGHT OF THIS DRAWING IS VESTED IN KRONOS CO. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
- 2. WORK TO FIGURED DIMENSIONS ONLY.
- 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, SERVICE ENGINEER'S AND KRONOS CO. DRAWINGS AND SPECIFICATIONS.

ENGINEERING STAMP:

ARLINGTON HISTORICAL  
SUBMISSION

C	---	--	--
B	---	--	--
A	---	--	--
REV:	DESCRIPTION:	BY:	DATE:
STATUS: PERMIT SET			

CLIENT:  
---  
---

ENGINEER:  
---  
---

SITE:  
11-13 LOWELL STREET,  
ARLINGTON, MA

TITLE:  
PROPOSED BIRD'S EYE VIEW  
RENDERING

SCALE AT 1/1: NOT TO SCALE	DATE: 03/11/21	DRAWN:	CHECKED:
PROJECT NO: ---	DRAWING NO: A8	REVISION:	---



# EXTERIOR INFORMATION

Type: 20 - Apts 4-8	Full Bal 4	Ratin Average
Sty Ht: 2T - 2 & 3/4 Sty	A Bath:	Ratin
(Liv) Units 4	3/4 Bat:	Ratin
Total: 4	A 3QB:	Ratin
Foundation 3 - Brick/Stone	1/2 Bat:	Ratin
Frame: 1 - Wood	A Hdb:	Ratin
Prime Wa: 2 - Clapboard	Other Fix:	Ratin
Sec Wall:		
Roof Stru: 1 - Gable	OTHER FEATURES	
Roof Cov: 1 - Asphalt Shgl	Kits: 4	Ratin Average
Color: GRAY	A Kits:	Ratin
View / De:	Fppl:	Ratin
	WSFlu:	Ratin

# GENERAL INFORMATION

Grade: C - Average (-)	Location:
Year Blt 1816	Eff Yr Blt:
Alt LUG:	Alt %:
Jurisdct:	Fact:
Const Mod:	% Own:
Lump Sum Adj:	Name:

# INTERIOR INFORMATION

Avg Ht/Ft: STD	Phys Con: AV - Average	31. %
Prim Int: 2 - Plaster	Functiona	%
Sec Int: W 3 - Other	Economic	%
Partition: T - Typical	Special:	%
Prim Flro: 3 - Hardwood	Overide:	%
Sec Floor: 4 - Carpet	Total:	31 %
Bsmnt Flr: 4 - Carpet		
Bsmnt Cg:		
Electric: 3 - Typical	Size Adj:	0.8999999
Insulation: 2 - Typical	Const Adj:	1.0050000
Int vs Ext: S	Adj \$ / SQ:	108.540
Heat Fuel: 1 - Oil	Other Features:	154500
Heat Typ: 3 - Forced H/W	Grade Factor:	0.90
# Heat Sy: 4	Neighborhood:	1.0000000
% Heatd: 100	Adj Factor:	1.00
Solar HW: NO	Adj Total:	705156
% Com:	Depreciation:	218598
	Depreciated Tot:	486557

# BATH FEATURES

Full Bal 4	Ratin Average
A Bath:	Ratin
3/4 Bat:	Ratin
A 3QB:	Ratin
1/2 Bat:	Ratin
A Hdb:	Ratin
Other Fix:	Ratin

# COMMENTS

TRAFFIC.

# SKETCH

# RESIDENTIAL GRID

1st Res G: Des Line 1	# Unit: 4
Level: FY LR DR D K FRR RR BR FB HB L O	
Other:	
Upp:	
Lvl 2:	
Lvl 1:	
Low:	
Total:	RMS: 1 BR 8 Bath 4 H

# REMODELING RES BREAKDOWN

Exterior:	No Uni	RMS	BRS	FL
Interior:	4	4	2	
Addition:				
Kitchen:				
Baths:	1993			
Plumbing:				
Electric:				
Heating:				
General:	4	16	8	

# DEPRECIATION

Phys Con: AV - Average	31. %
Functiona	%
Economic	%
Special:	%
Overide:	%
Total:	31 %

# CALC SUMMARY

Basic \$ / SQ:	120.00
Size Adj:	0.8999999
Const Adj:	1.0050000
Adj \$ / SQ:	108.540
Other Features:	154500
Grade Factor:	0.90
Neighborhood:	1.0000000
Adj Factor:	1.00
Adj Total:	705156
Depreciation:	218598
Depreciated Tot:	486557

# COMPARABLE SALES

Rate:	Parcel ID:	Type:	Date:	Sale Price:

# SPEC FEATURES/YARD ITEMS

Code	Description	A	Y	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/	Dep	LUC	Fact	NB F	Appr Value
3	Garage	D	Y	1	12X20	F	AV	1915	22.88	T	40	111			3,300

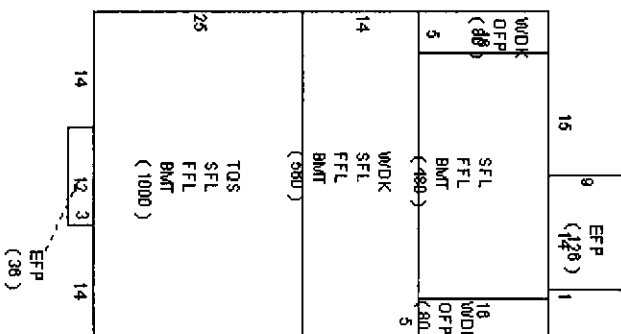
# PARCEL ID

Appr Value	JCo JFac	Juris. Value
3,300		3,300

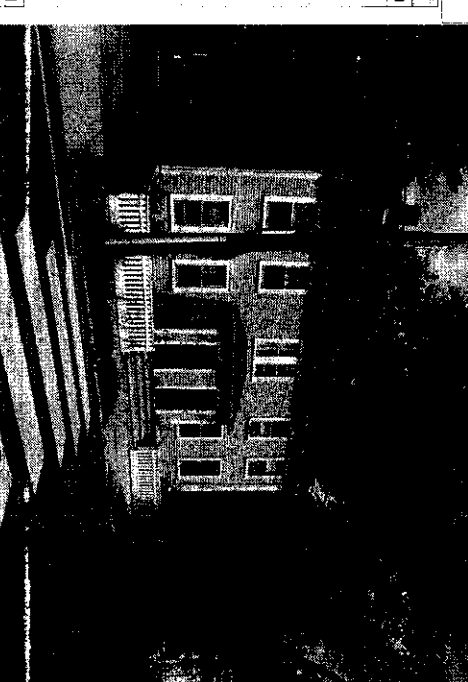
# SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub %	% Descrp	% Qu Ten
BMT	Basement	2,040	43.140	88,015	BMT	100 RRM	50 A
FFL	First Floor	2,040	108,540	221,422			
SFL	Second Floor	2,040	108,540	221,422			
TOS	3/4 Story	750	108,540	81,405			
WDK	Deck	720	7,390	5,320			
EEP	Endos Porch	162	44,030	7,133			
OFF	Open Porch	160	26,810	4,290			
Net Sketched Area:		7,912		629,007			
Size A:	4830	Gross Ar:	8162	FinAr:	5850		

# SUB AREA DETAIL



# IMAGE



AssessPro Patriot Properties, Inc



## Town of Arlington, Massachusetts

---

**Docket # 3658: 83 Palmer Street (continuance)**

**ATTACHMENTS:**

Type	File Name	Description
▢ Reference Material	R_Annese_email_1-11-22.pdf	R Annese email 1-11-22

From: "Robert Annese" <law@robertannese.com>  
To: <zba@town.arlington.ma.us>  
Date: Tue, 11 Jan 2022 09:55:58 -0500  
Subject: 83 Palmer Street, Arlington, MA

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

**CAUTION:** This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "<>" brackets) and you know the content is safe.

Dear Chair Klein:

The Applicants are requesting that their Petition for zoning relief be withdrawn without prejudice at this time.

Would you please let me know whether this request will be approved.

Thank you.

Bob

***Robert J. Annese, Esquire***

***1171 Massachusetts Avenue***

***Arlington, MA 02476***

***Telephone: 781-646-4911***

***Facsimile: 781-646-4910***

***[law@robertannese.com](mailto:law@robertannese.com)***



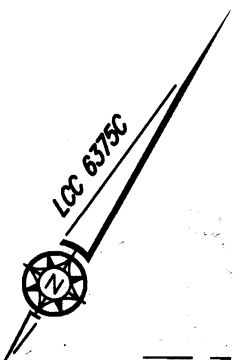
## Town of Arlington, Massachusetts

---

### Docket # 3677 : 25 Highland Avenue (continuance)

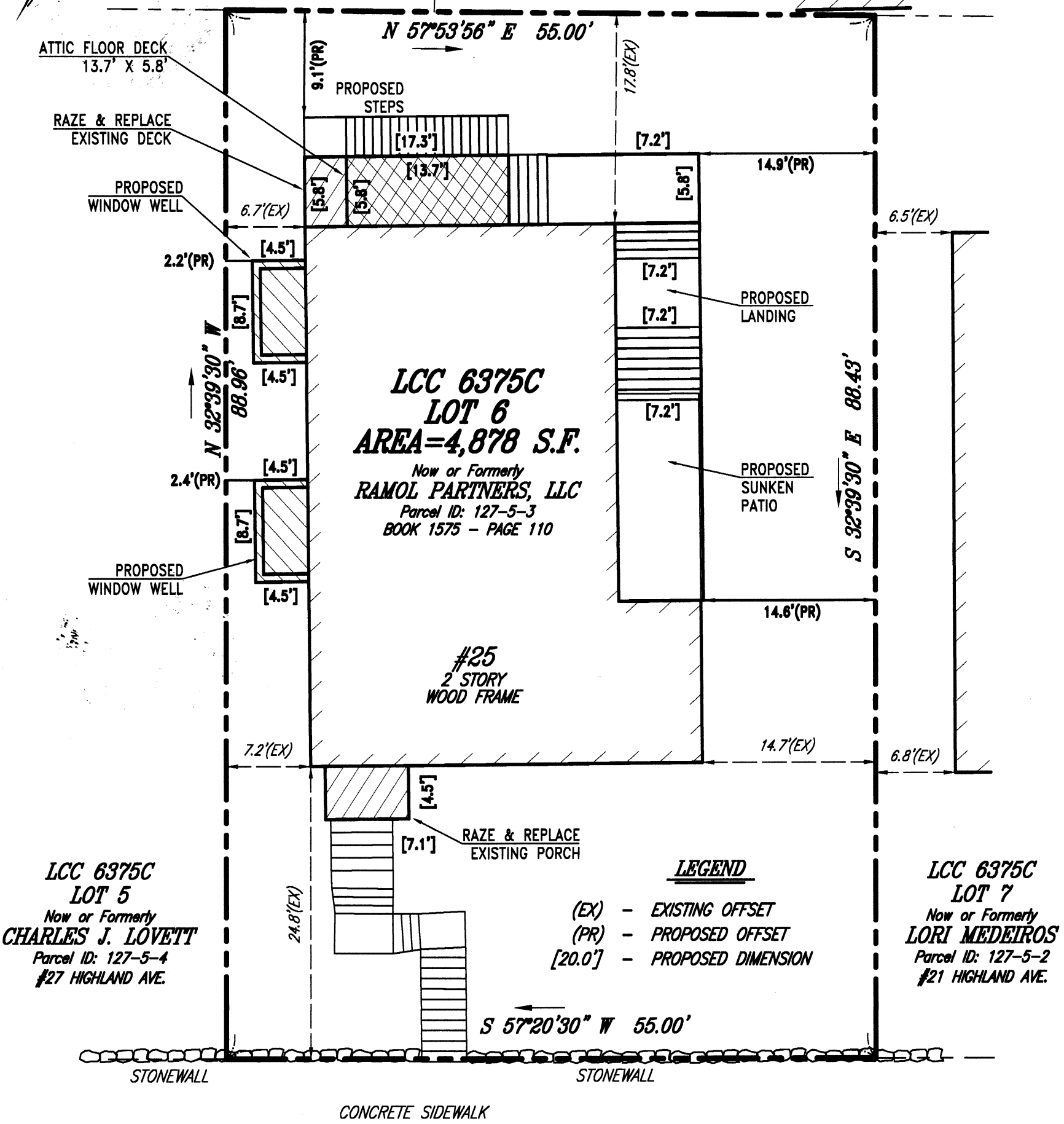
#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	6211_21_(25_HIGHLAND_AVE_ARL)_PPPFR_r1_ss_(ISSUED_2022-01-07).pdf	6211_21 (25 HIGHLAND AVE_ARL) PPPFR r1 ss (ISSUED 2022-01-07)
▢ Reference Material	Updated_WRHI_Highland_220103.pdf	Updated WRHI Highland 220103
▢ Reference Material	ZBA_Package__25_Highland_Avenue__Special_Permit.pdf	ZBA Package, 25 Highland Avenue, Special Permit



LCC 6375C  
LOT 10  
Now or Formerly  
**LAWRENCE GLYNN**  
Parcel ID: 127-5-34  
#14 MOULTON RD.

LCC 6375C  
LOT 9  
Now or Formerly  
**CHRISTOPHER CAMIRE**  
Parcel ID: 127A5-10  
#10-#12 MOULTON RD.



- LEGEND**
- (EX) - EXISTING OFFSET
  - (PR) - PROPOSED OFFSET
  - [20.0'] - PROPOSED DIMENSION

LCC 6375C  
LOT 5  
Now or Formerly  
**CHARLES J. LOVETT**  
Parcel ID: 127-5-4  
#27 HIGHLAND AVE.



LCC 6375C  
LOT 7  
Now or Formerly  
**LORI MEDEIROS**  
Parcel ID: 127-5-2  
#21 HIGHLAND AVE.

**HIGHLAND** VGC (PUBLIC - 50' WIDE) **AVENUE**

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY, PLANS AND DEEDS OF RECORD.



*[Signature]* 11/7/22  
WILLIAM E. TIRRELL, PLS (MA# 49930) DATE

1	JANUARY 6, 2022	CLIENT COMMENTS
 <b>PLAN FOR PROPOSED ADDITIONS</b> <b>25 HIGHLAND AVENUE</b> <b>ARLINGTON, MASSACHUSETTS</b>		
<b>FRAMINGHAM SURVEY CONSULTANTS INC.</b> P.O. BOX 1190 FRAMINGHAM, MA 01701 PH: 508-628-1444 FAX: 508-879-9292 WWW.FRAMINGHAMSURVEY.COM		
SCALE: 1"=20'	DRAWN BY: RDN	DWG: 6211_21 PPPFR r1
DATE: AUGUST 24, 2021	CHECKED BY: WET	JOB NO: 6211_21
GRAPHIC SCALE (IN FEET)		
		



# WR BUILDERS: RESIDENTIAL DEVELOPMENT

## SCOPE OF WORK

**Work:**

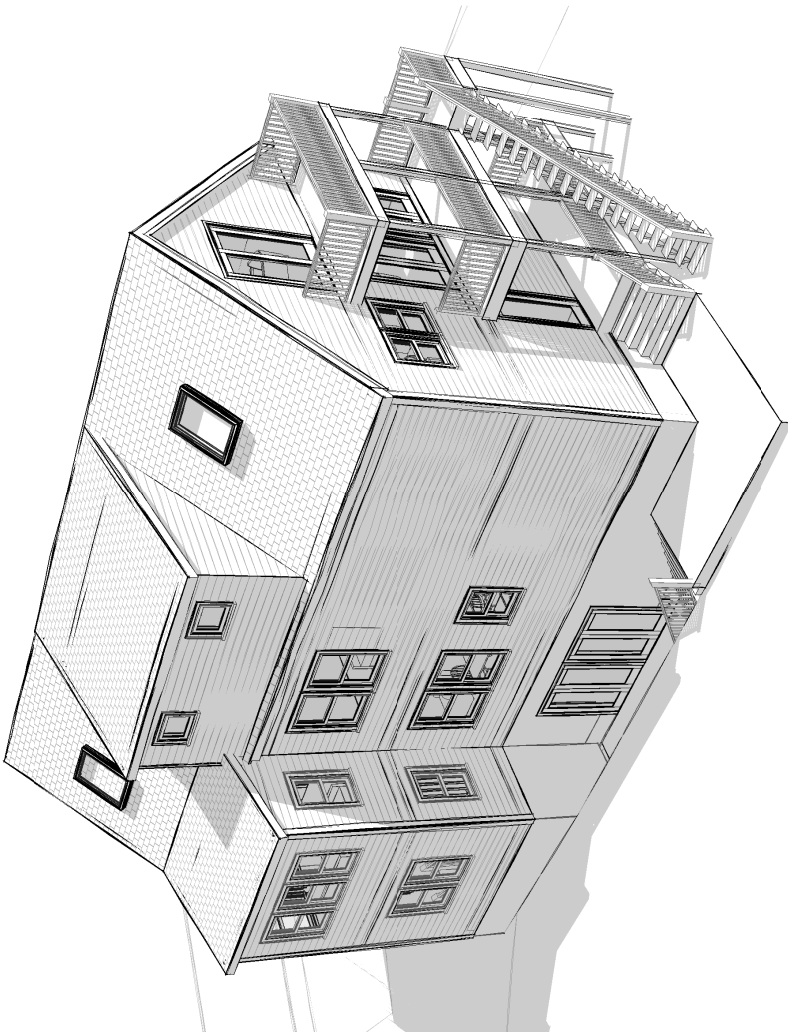
This work consists of renovating a two family home in Arlington to include new stairs, decks, and interior improvements throughout

**Drawing No.**   **Sheet Name**

A0.0	COVER
A1.1	EXISTING AND PROPOSED BSMNT
A1.2	EXISTING AND PROPOSED 1ST
A1.3	EXISTING AND PROPOSED 2ND
A1.4	EXISTING AND PROPOSED 3RD
A1.5	EXISTING AND NEW ROOF PLAN
A3.0	ELEVATIONS
A3.1	DECK FRAMING PLANS
A5.0	DETAILS & CALCULATIONS
A7.0	

**GFA**

Ground Level - 935 SF  
First Level - 1,183 SF  
Second Level - 1,183 SF  
Attic Level - 860 SF

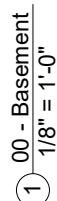


**WR Builders**  
Watertown Development  
25 Highland Ave, Arlington MA

**COVER**

Proj. No.   21017 WRHI  
Date   01/03/2022

**A0.0**

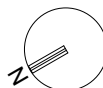


## EXISTING AND PROPOSED BSMNT

Project number	21017	WRHI
Date	01/03/2022	
Drawn by	AKP	
Checked by	WJP	

## A1.1

Scale As indicated



**WR Builders**  
**Watertown Development**  
25 Highland Ave, Arlington MA

Derby Square Architects  
38 of 64  
10 Derby Square, Garden Suite NB, Salem, MA 01970  
781.740.9979 | admin@derbysq.com | © All Rights Reserved

# FIRE ALARM LEGEND

- (S) SMOKE DETECTOR
- (S/CO) COMBO CO2 & SMOKE DETECTOR

\*ALL DEVICES TO BE HARD WIRED

# CONSTRUCTION PHASING KEY

- EXISTING WALL TO REMAIN
- REMOVE WALL
- REMOVE ELEMENT
- NEW WALL

DEMO EXISTING DECK

DEMO AND REPLACE ALL WINDOWS

DEMO FOR STAIRS

2 Exist/Demo First Floor Plan  
1/8" = 1'-0"

NEW STAIRS

Sim

FIRST FLOOR DECK (UNIT 1)

PAVED LANDING; ACCESS TO YARD

LANDSCAPING STAIRS

PAVED PATIO

WOOD SLAT WALL

NEW STAIRS TO BASEMENT

LIVING/KITCHEN

BED #4 (MSTR)

BED #3

1 01 - First Floor  
1/8" = 1'-0"

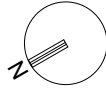
NEW STAIRS ALL THE WAY TO SIDEWALK; SEE SITE PLAN



## EXISTING AND PROPOSED 1ST

Project number	21017 WRHI
Date	01/03/2022
Drawn by	AKP
Checked by	WJP
Scale	As indicated

A1.2



WR Builders

Watertown Development  
25 Highland Ave, Arlington MA

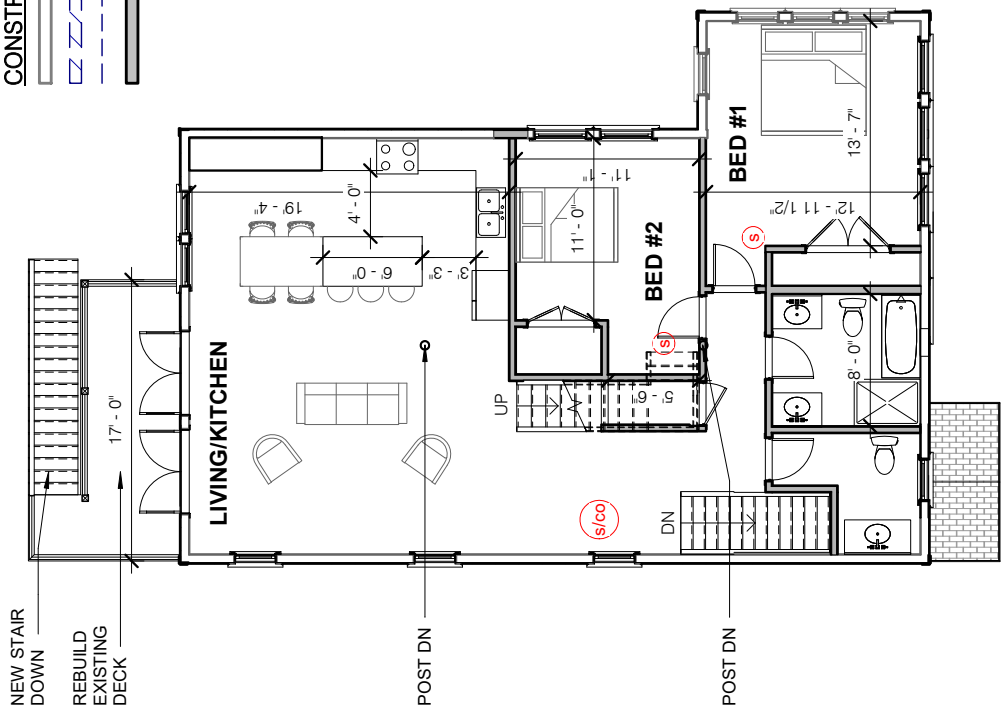


CONSTRUCTION PHASING KEY

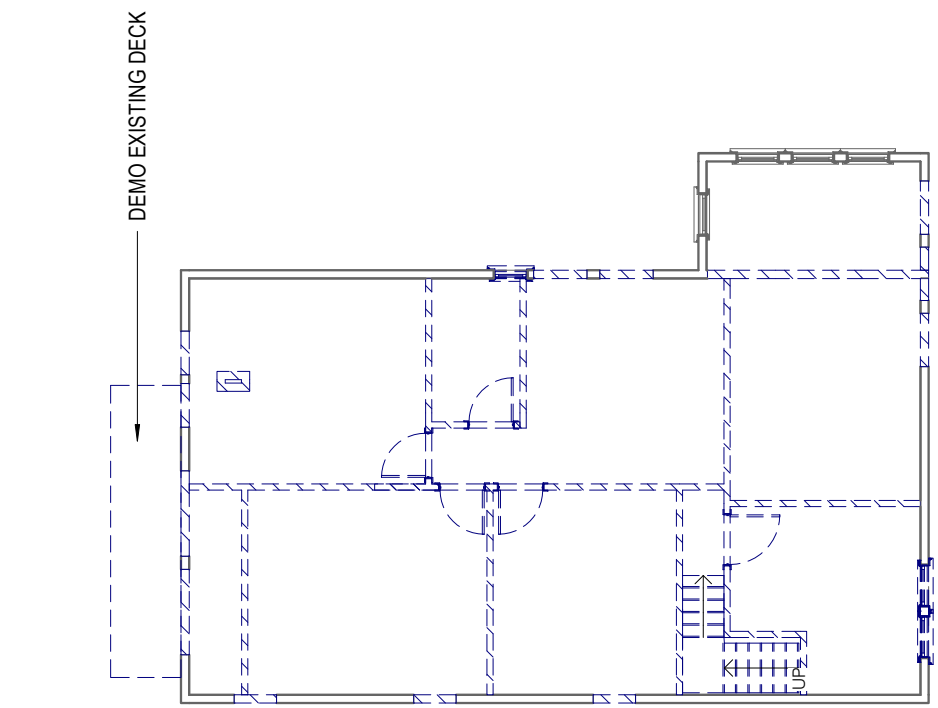
- EXISTING WALL TO REMAIN
- REMOVE WALL
- REMOVE ELEMENT
- NEW WALL

FIRE ALARM LEGEND

- SMOKE DETECTOR
- COMBO CO2 & SMOKE DETECTOR
- \*ALL DEVICES TO BE HARD WIRED



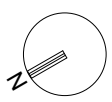
1 02 - Second Floor  
1/8" = 1'-0"



2 Exist/Demo Second Floor Plan  
1/8" = 1'-0"



EXISTING AND PROPOSED 2ND			
Project number	21017 WRHI	A1.3	Scale As indicated
Date	01/03/2022		
Drawn by	AKP		
Checked by	WJP		



WR Builders  
Watertown Development  
25 Highland Ave, Arlington MA

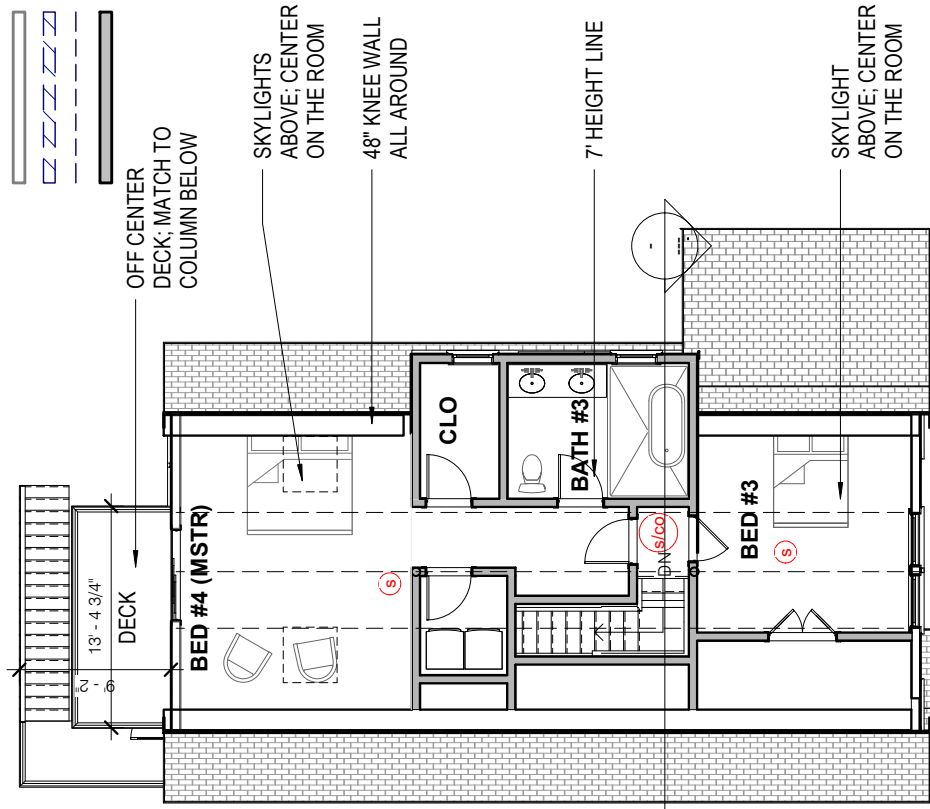


Derby Square Architects  
10 Derby Square, Garden Suite NB, Salem, MA 01970  
978.740.9979 | admin@derbysq.com | © All Rights Reserved

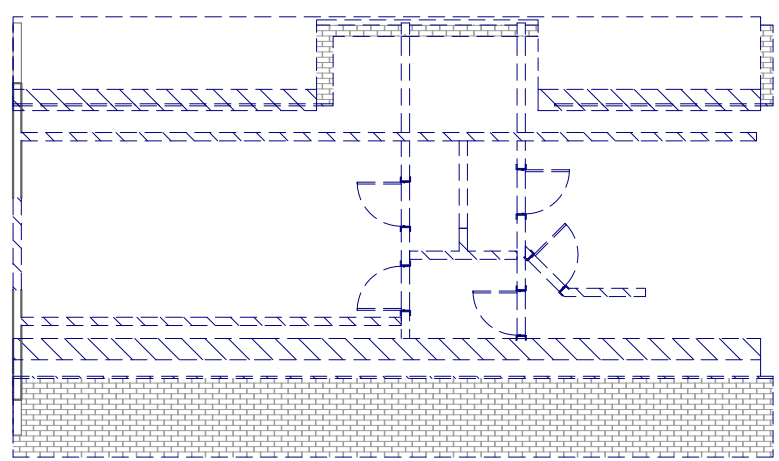


CONSTRUCTION PHASING KEY

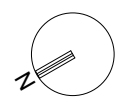
- EXISTING WALL TO REMAIN
  - REMOVE WALL
  - REMOVE ELEMENT
  - NEW WALL
- FIRE ALARM LEGEND**
- SMOKE DETECTOR
  - COMBO CO2 & SMOKE DETECTOR
  - \*ALL DEVICES TO BE HARD WIRED



2 Attic Floor Plan  
1/8" = 1'-0"



1 Exist/Demo Attic Floor Plan  
1/8" = 1'-0"



EXISTING AND PROPOSED 3RD

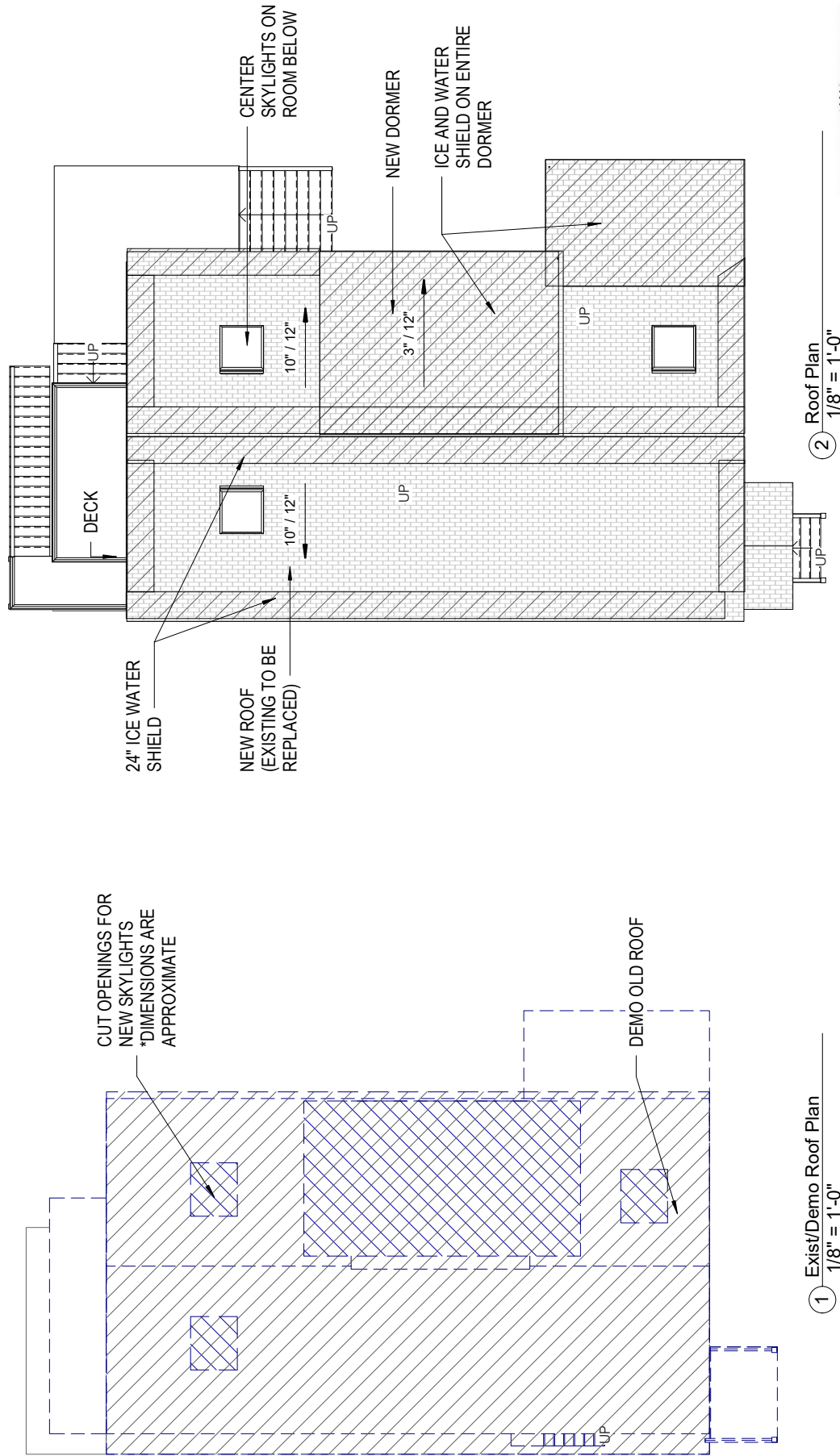
Project number	21017 WRHI
Date	01/03/2022
Drawn by	AKP
Checked by	WJP
Scale	As indicated

A1.4

**WR Builders**  
Watertown Development  
25 Highland Ave, Arlington MA



**Derby Square Architects**  
10 Derby Square, Garden Suite NB, Salem, MA 01970  
978.740.9979 | admin@derbysq.com | © All Rights Reserved



EXISTING AND NEW ROOF PLAN

Project number	21017 WRHI
Date	01/03/2022
Drawn by	AKP
Checked by	WJP

A1.5

Scale 1/8" = 1'-0"

Derby Square Architects

10 Derby Square, Garden Suite NB, Salem, MA 01970  
978.740.9979 | admin@derbysq.com | © All Rights Reserved

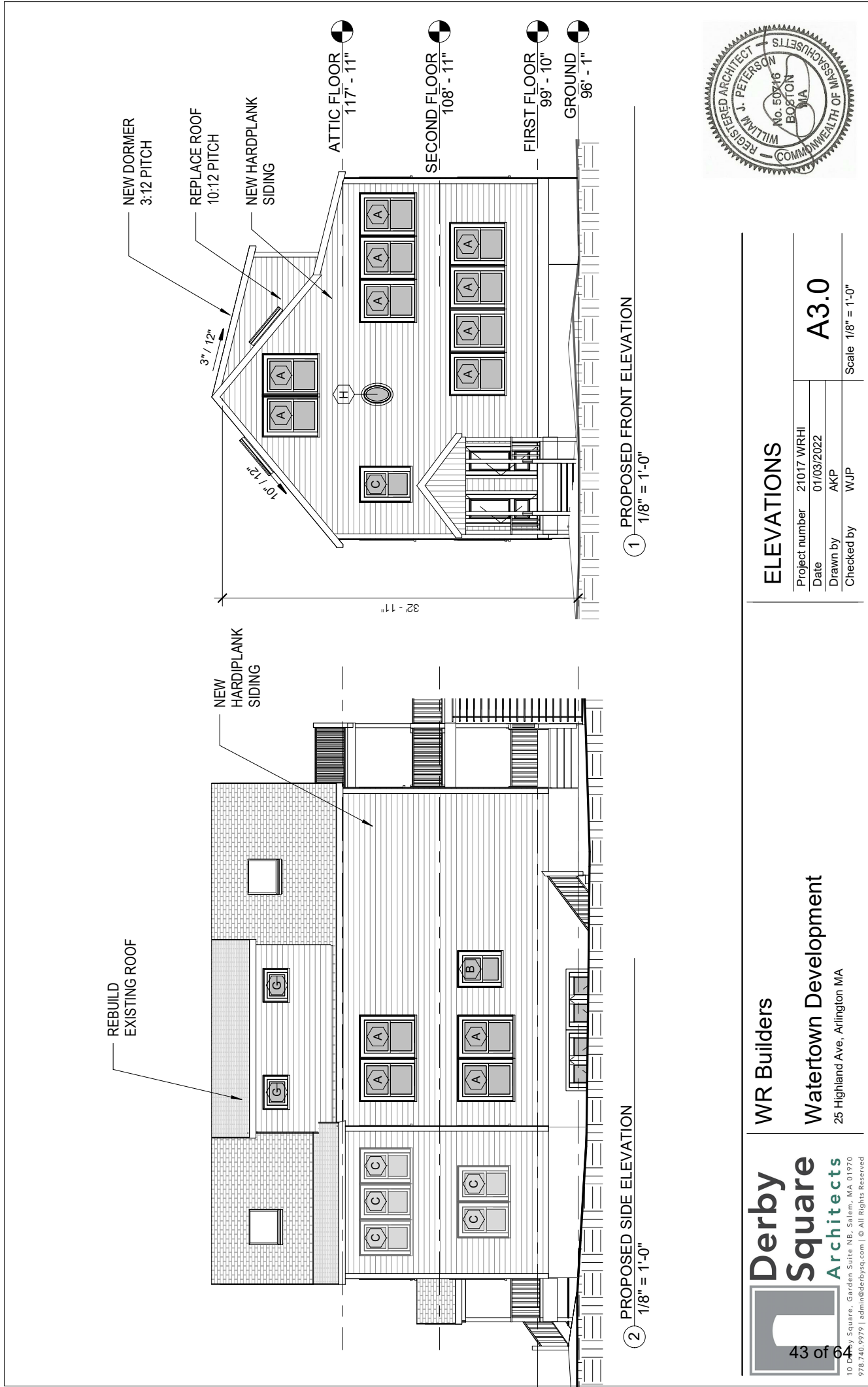
WR Builders

Watertown Development

25 Highland Ave, Arlington MA

42 of 64





ELEVATIONS

Project number	21017 WRHI	A3.0
Date	01/03/2022	
Drawn by	AKP	
Checked by	WJP	

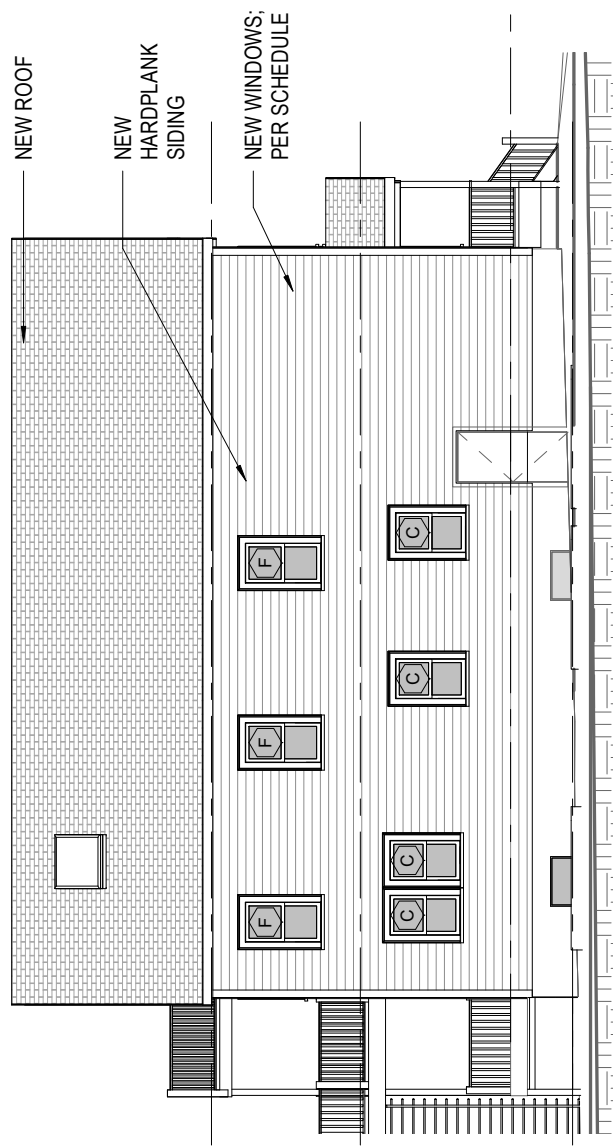
Scale 1/8" = 1'-0"

WR Builders  
Watertown Development  
25 Highland Ave, Arlington MA

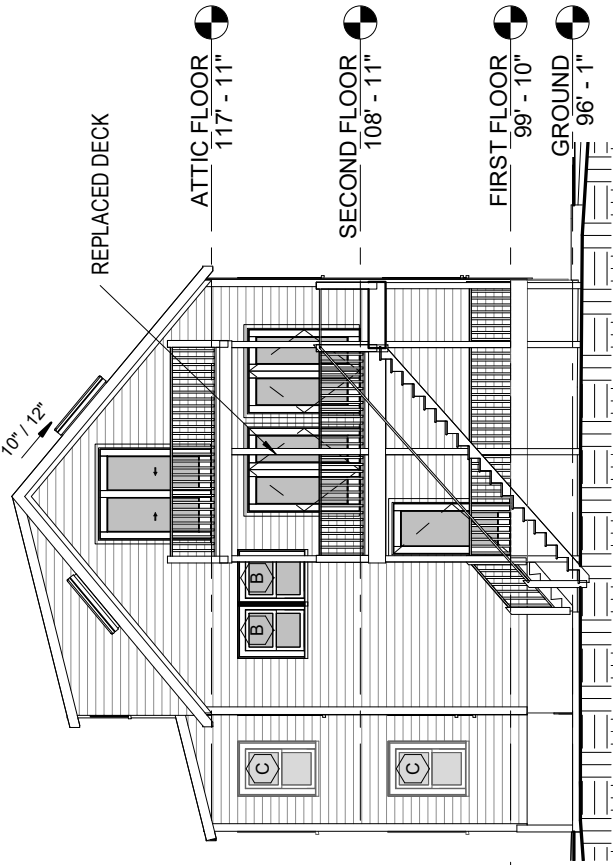


**Derby  
Square  
Architects**

10 Derby Square, Garden Suite NB, Salem, MA 01970  
978.740.9979 | admin@derbysq.com | © All Rights Reserved



2 PROPOSED RIGHT SIDE ELEVATION  
1/8" = 1'-0"



1 PROPOSED REAR ELEVATION  
1/8" = 1'-0"

WINDOW SCHEDULE				
Type Mark	Rough Opening		Quantity Count	Type
	Width	Height		

Comments

A	3' - 2"	4' - 9"	13	Double Hung	EGRESS IN BEDROOMS
B	2' - 7"	3' - 8"	3	Double Hung	
C	2' - 6"	4' - 4"	5	Double Hung	
D	2' - 0"	4' - 0"	3	Skylight	Skylight
E	3' - 0"	5' - 9"	1	Double Hung	
F	2' - 6"	4' - 8"	3	Double Hung	
G	2' - 6"	2' - 0"	2	Awning	
H	1' - 8"	2' - 6"	1	Oval	

**WINDOW SCHEDULE NOTE:**  
ARCHITECT NOT RESPONSIBLE FOR FINAL SIZES OR QUANTITIES OF WINDOWS; TO BE REVIEWED AND APPROVED BY OWNERS AS WELL AS FINAL REVIEW FOR DISCREPANCIES BY GC. GC AND/OR WINDOW VENDOR TO CONTACT ARCHITECT DIRECTLY WITH ANY DISCREPANCY; PROVIDE SUBMITTALS FOR FINAL APPROVAL BEFORE ORDER





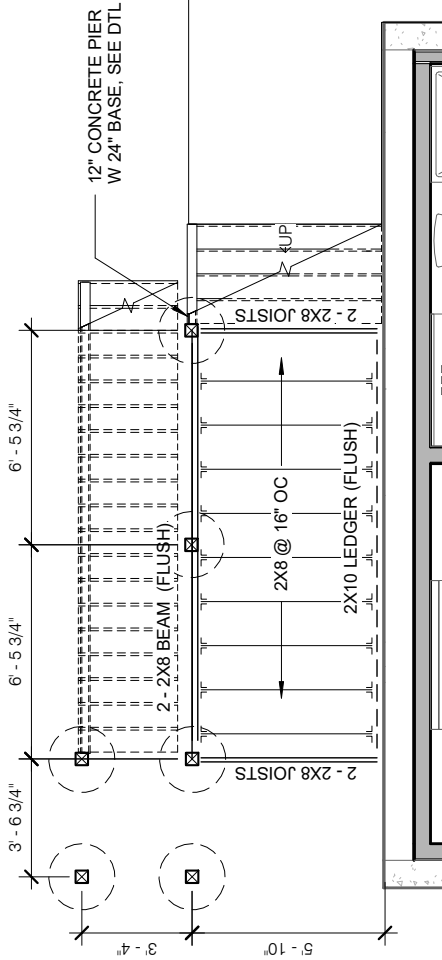
**Derby Square Architects**  
10 Derby Square, Garden Suite NB, Salem, MA 01970  
978.740.9979 | admin@derbysq.com | © All Rights Reserved

**WR Builders**  
**Watertown Development**  
25 Highland Ave, Arlington MA

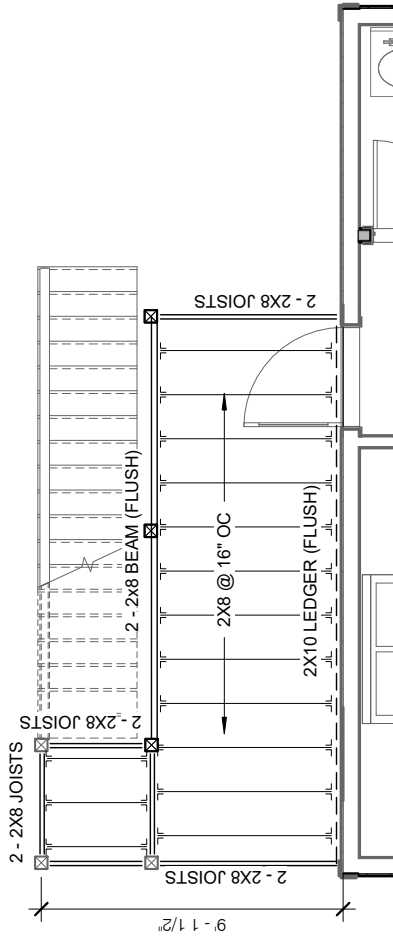
**ELEVATIONS**

Project number	21017 WRHI	<b>A3.1</b>
Date	01/03/2022	
Drawn by	AKP	
Checked by	WJP	
		Scale As indicated

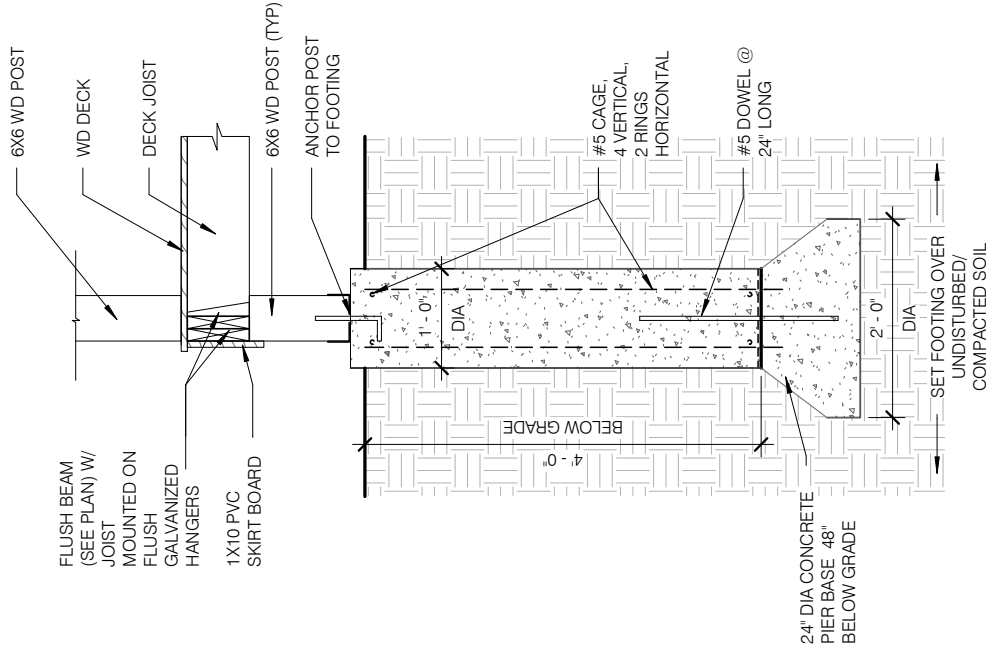




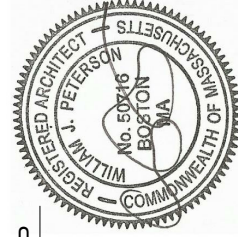
1 First Floor Deck Framing Plan  
1/4" = 1'-0"



3 Second Floor Deck Framing Plan  
1/4" = 1'-0"



2 DECK FOOTING DTL - TYP  
3/4" = 1'-0"



## DECK FRAMING PLANS

Project number	21017 WRHI
Date	01/03/2022
Drawn by	Author
Checked by	Checker
Scale As indicated	

A5.0

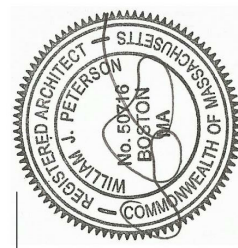
**Derby Square Architects**

10 Oakley Square, Garden Suite NB, Salem, MA 01970  
978.740.9979 | admin@derbysq.com | © All Rights Reserved

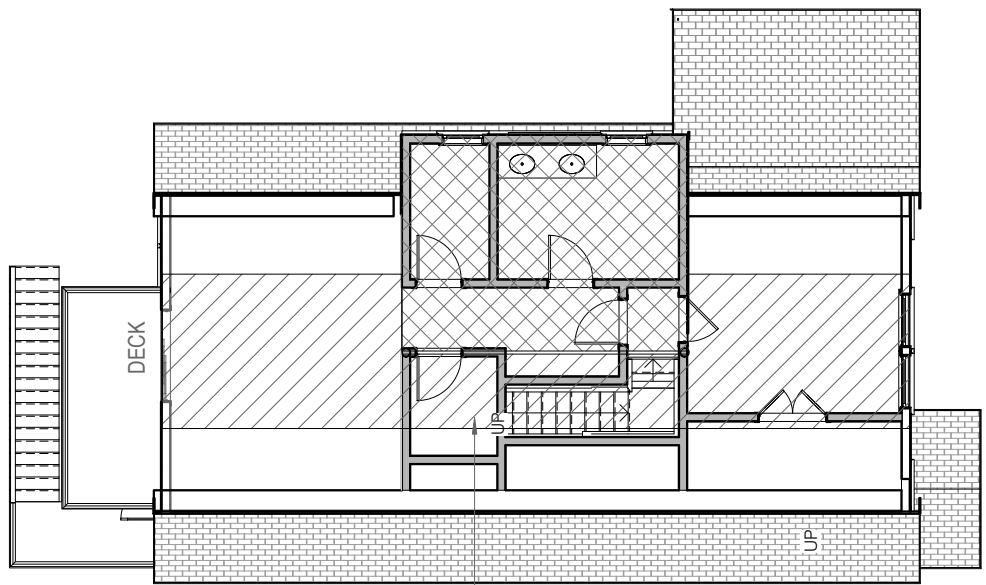
**WR Builders**

**Watertown Development**

25 Highland Ave, Arlington MA



1 Attic Floor Plan  
1/8" = 1'-0"

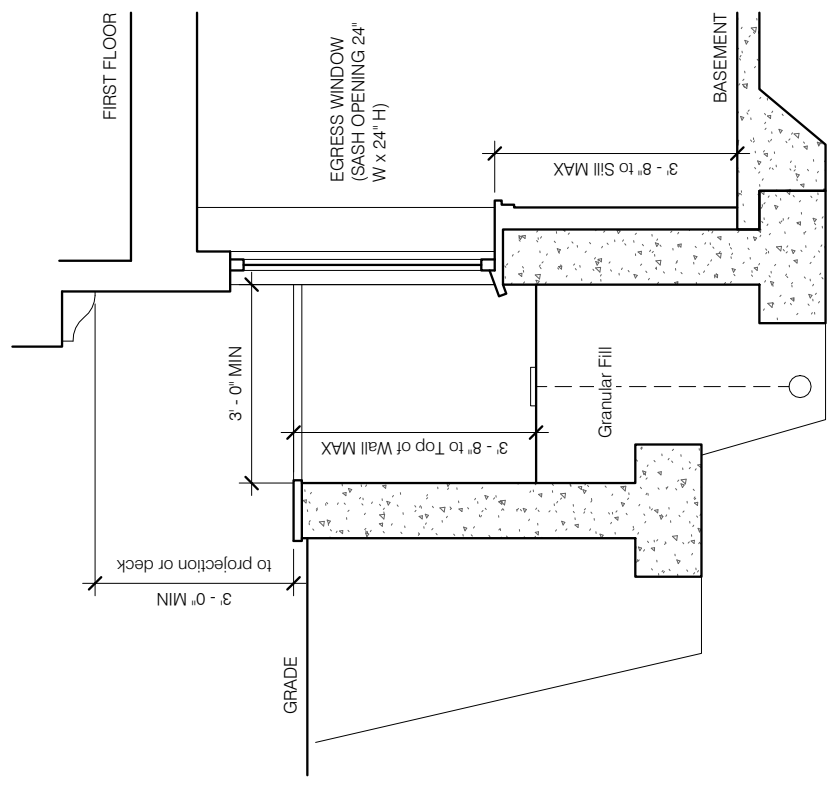


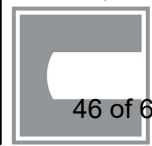
HALF STORY CALCULATION

GROSS FLOOR AREA = 1147  
EXISTING AREA >7' HEIGHT = 338  
DORMER > 4' HEIGHT = 225  
TOTAL SQUARE FEET = 563  
PERCENTAGE (AREA OVER 7') = 49.1%

AREA, GREATER  
THAN 7'-0"

2 Basement Egress Window Well  
1/2" = 1'-0"



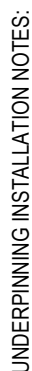


**Derby Square Architects**  
10 Derby Square, Garden Suite NB, Salem, MA 01970  
978.740.9979 | admin@derbysq.com | © All Rights Reserved

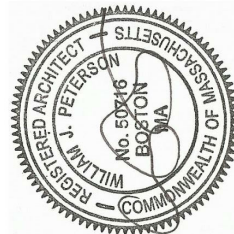
**WR Builders**  
**Watertown Development**  
25 Highland Ave, Arlington MA

DETAILS & CALCULATIONS

Project number	21017 WRHI	A7.0	Scale As indicated
Date	01/03/2022		
Drawn by	AKP		
Checked by	WJP		



1. EXCAVATE MATERIAL BELOW EXISTING FOOTING. INSTALL BARS AS SHOWN (PUSH BARS INTO ADJACENT SOIL TO ALLOW LAP OF BARS AT ADJACENT UNDERPINNING), THEN POUR CONCRETE. CONSOLIDATE (VIBRATE) CONCRETE AS CONCRETE IS BEING POURED.
2. CONTINUE TO WORK UNDERPINNING AREAS IN AREA NUMBER SEQUENCE UNTIL ENTIRE WALL IS UNDERPINNED.
3. ALL WALLS SCHEDULED TO BE UNDERPINNED SHALL BE SEQUENCED IN THE SAME MANNER AS INDICATED ON THE TYPICAL UNDERPINNING ELEVATION SHOWN ON THIS DRAWING.
4. SEE OTHER DRAWINGS FOR NEW PIT LAYOUT AND SUPPORT OF EXISTING FOUNDATION WALL AT EXISTING TRENCHES.
5. ALL REINFORCING BARS TO BE ASTM A615, FY=60,000 PSI. LENGTH OF ALL BARS TO BE 42" MIN.
6. STRENGTH OF CONCRETE TO BE 4,000 PSI.
7. DRYPACK TO BE MIX OF 5,000 PSI GROUT AN SAND. USE 2 1/2 PARTS CLEAN SAND, 1 PART GROUT, AND ENOUGH WATER TO PROVIDE A CONSISTENCY OF MOLDING CLAY. USE A 2X MEMBER TO INSTALL THE MIX. COMPACT THE MIX WHILE INSTALLING.



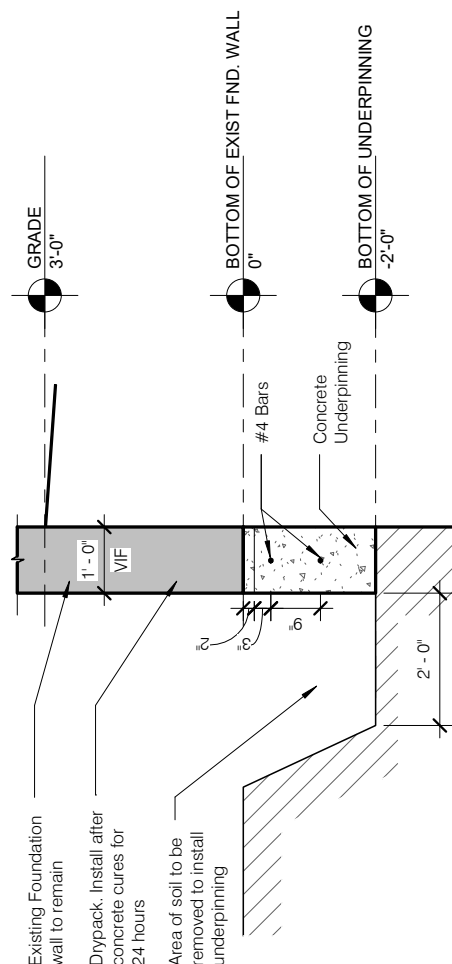
## UNDERIN DETAILS

Project number	21017 WRHI	<b>A7.1</b>
Date	01/03/2022	
Drawn by	AKP	
Checked by	WJP	Scale As indicated

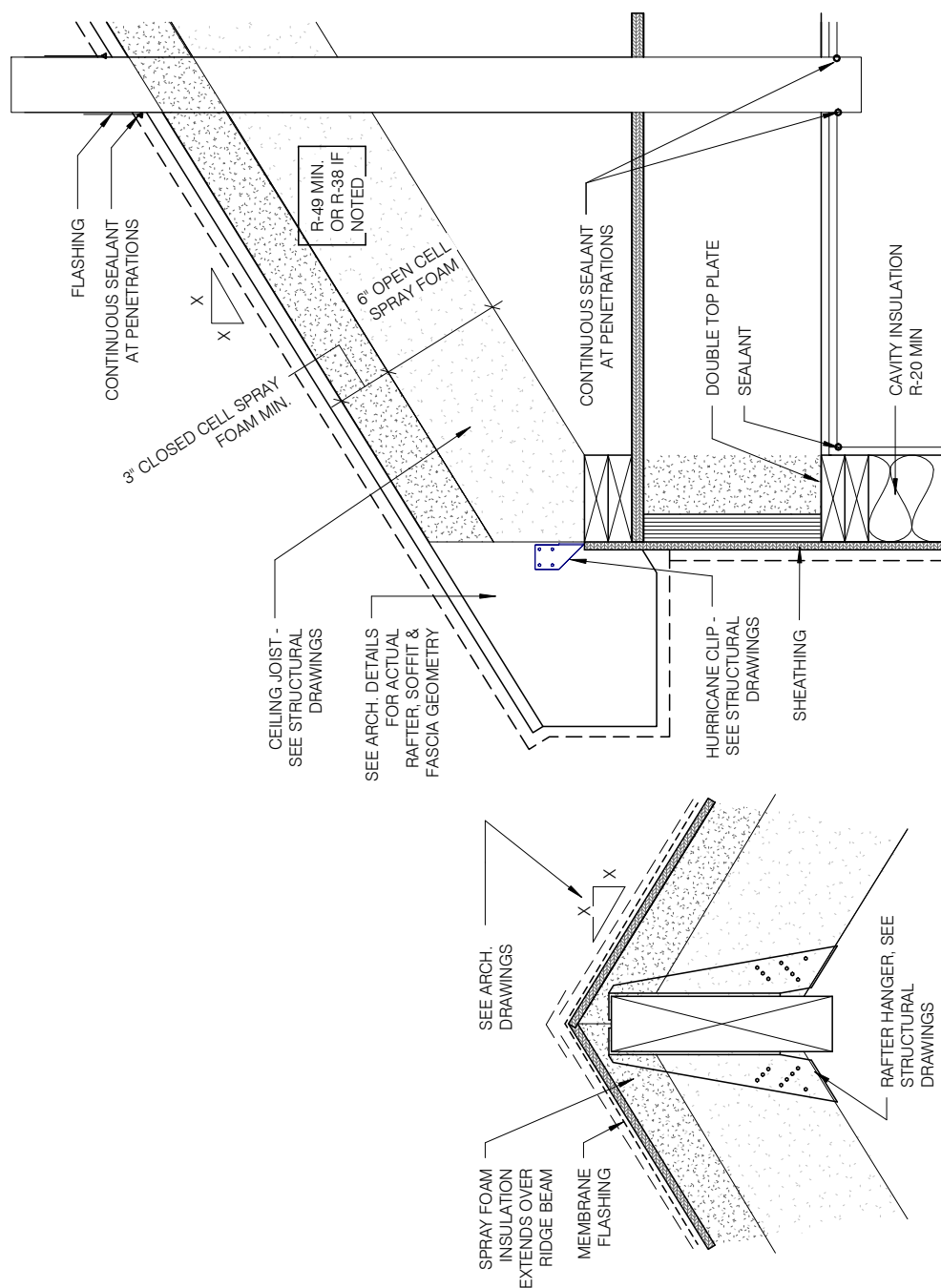
**WR Builders**  
**Watertown Development**  
25 Highland Ave, Arlington MA

Derby  
Square  
Architects

47 of 64



② Underpinning Section  
1/2" = 1'-0"



2 Typical Ridge Detail - Non Vented  
1 1/2" = 1'-0"

3 Typical Rafter Detail - Non Vented  
1 1/2" = 1'-0"

# WR Builders

**Watertown Development**  
25 Highland Ave, Arlington MA

**Square**  
Architects

48 of 64

## DETAILS

Project number	21017 WRHI	<b>A7.2</b>
Date	01/03/2022	
Drawn by	AKP	
Checked by	WJP	
		Scale 1 1/2" = 1'-0"



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

#### LEGAL NOTICE / NEW AND CONTINUED HEARING

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **WR Builders Inc.** of Newton, Massachusetts on October 10, 2021, a petition seeking permission to alter their property located at **25 Highland Avenue - Block Plan 127.0-00050003.0** Said petition would require a Variance and Special Permit under **Sections 6.1.10 (A) and 8.1.3 (B)** respectively of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petitions will be conducted remotely via "Zoom" **Tuesday evening January 11, 2022 at 7:30 P.M** or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:

[https://town-arlington-ma-us.zoom.us/meeting/register/tZMkd-](https://town-arlington-ma-us.zoom.us/meeting/register/tZMkd-murTssGdFShvZ8W9NJD8593-JnRDPd)

[murTssGdFShvZ8W9NJD8593-JnRDPd](https://town-arlington-ma-us.zoom.us/meeting/register/tZMkd-murTssGdFShvZ8W9NJD8593-JnRDPd)

for documentation relating to this petition, visit the ZBA website at [www.arlington.gov/zba](http://www.arlington.gov/zba).

**DOCKET NO 3677**

Zoning Board of Appeals  
Christian Klein, RA, Chair

Please direct any questions to: **[ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us)**

**From:** "Rick Vallarelli" <RVallarelli@town.arlington.ma.us>  
**To:** "Ken McConnell" <KMcConnell@town.arlington.ma.us>  
**Date:** 12/17/2021 12:03 PM  
**Subject:** Fwd: 25 Highland Ave

---

Richard J Vallarelli  
Zoning Board Administrator  
Building Inspector, Town of Arlington  
Massachusetts

From: "Rick Vallarelli" <RVallarelli@town.arlington.ma.us>  
To: ramolpartners@gmail.com  
Cc: "Christian Klein" <cklein@town.arlington.ma.us>, "Patrick Hanlon" <phanlon@town.arlington.ma.us>, "Roger DuPont" <rdupont@town.arlington.ma.us>, "Kevin Mills" <kmills@town.arlington.ma.us>, "Kelly Lynema" <KLynema@town.arlington.ma.us>  
Date: Fri, 17 Dec 2021 11:03:41 -0500  
Subject: 25 Highland Ave

Good Morning ,

On November 23, 2021, your case was continued to January 11, 2022. At the time, the Board requested additional information with respect to the Variance request for front yard parking.  
Please submit the additional documentation the Board asked for ASAP.  
In addition to the continuance, you are also applying for a Special Permit under Section 8.1.3 (B) due to the lack of Usable Open Space and the proposal to add additional living space by way of a dormer and finished basement.  
The application for the Special Permit contains inaccurate and missing information.  
Without an accurate Application, it will be impossible for the Board to render a decision.  
Also, the existing plot plan shows a rear porch that is in violation of the required rear yard setback. You may reconstruct the porch in its original location or apply for a Variance.

Richard J Vallarelli  
Zoning Board Administrator  
Building Inspector, Town of Arlington  
Massachusetts

**REQUEST FOR SPECIAL PERMIT**

**TOWN OF ARLINGTON**

In the matter of the Application of Rand Partners LLC  
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

Lack of Usable Open Space  
Section 8.1.3 (B) Special Permit  
Nonconforming Two-Four Dwelling

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 25 Highland Ave with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

We are looking to finish basement and add living space to the unit on the first floor, that will make more space for the future family to reside. We are also looking to finish the attic and add small dormer for the bathroom.

E-Mail: randpartners@gmail.com Signed: [Signature] Date: 8.31.21

Telephone: 617-682-2522 Address: 397 Elliot st, Newton MA 02464

**Special Permit Criteria:** Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

R-2 - two Family

B). Explain why the requested use is essential or desirable to the public convenience or welfare.

Complete renovation and increase of the sq.ft of the property will attract families to the town of Arlington. Larger spaces are more suitable for families and more comfortable

C). Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.

Increased finished space will not increase traffic, property will still have 2 units.

D). Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.

Increased space in the units will make more usable space for residents and amount of units will stay the same -2.



E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

Increased space is only in the basement

and in the attic.

G). Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

Property is staying as two unit

dwelling, the use will not change

by adding usable finished space in

the basement and attic

**TOWN OF ARLINGTON**  
Dimensional and Parking Information  
For Applications to the Zoning Board of Appeals

1. Property Location: 95 Highland Ave Zoning District: R-2
2. Present Use/Occupancy: Two-family No. of dwelling units 2
3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
2588 Sq. Ft.
4. Proposed Use/Occupancy: two-frame No. of dwelling units 2
5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):  
4161.00 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	4,878	4,878	min.
7. Frontage (Ft.)			min.
8. Floor area ratio			max.
9. Lot Coverage ( %)			max
10. Lot Area per Dwelling Unit (Sq. Ft.)			min.
11. Front Yard Depth (Ft.)	24.8	24.8	min.
12. Left Side Yard Depth (Ft.)	7.2	7.2	min.
13. Right Side Yard Depth (Ft.)	14.7	14.7	min.
14. Rear Yard Depth (Ft.)	17.8	9.4	min.
15. Height (Stories)	2 stories	2 stories	max.
16. Height (Ft.)	35	35	max.
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.			
17A. Landscaped Open Space (% of GFA)			min.
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.			
18A. Usable Open Space (% of GFA)			min.
19. Number of Parking Spaces	0	0	min.
20. Parking area setbacks (if applicable)			min.
21. Number of Loading Spaces (if applicable)			min.
22. Type of construction	frame	frame	N/A
23. Slope of proposed roof(s) (in. per ft.)			min.

**TOWN OF ARLINGTON**  
Open Space / Gross Floor Area Information  
For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 25 Highland      Zoning District: B-2

<u>OPEN SPACE*</u>	<u>EXISTING</u>	<u>PROPOSED</u>
Total lot area	<u>4,878</u>	<u>4,878</u>
Open Space, Usable	<u>          </u>	<u>          </u>
Open Space, Landscaped	<u>          </u>	<u>          </u>

\* Refer to the Definitions in Section 2 of the Zoning Bylaw.

**GROSS FLOOR AREA (GFA) †**

Accessory Building	<u>          </u>	<u>          </u>
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>935</u>	<u>935</u>
1 <sup>st</sup> Floor	<u>1,183</u>	<u>1,183</u>
2 <sup>nd</sup> Floor	<u>1,183</u>	<u>1,183</u>
3 <sup>rd</sup> Floor	<u>          </u>	<u>          </u>
4 <sup>th</sup> Floor	<u>          </u>	<u>          </u>
5 <sup>th</sup> Floor	<u>          </u>	<u>          </u>
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	<u>860</u>	<u>860</u>
Parking garages (except as used for accessory parking or off-street loading purposes)	<u>          </u>	<u>          </u>
All weather habitable porches and balconies	<u>0</u>	<u>0</u>
<b>Total Gross Floor Area (GFA)</b>	<u>4,161</u>	<u>4,161</u>

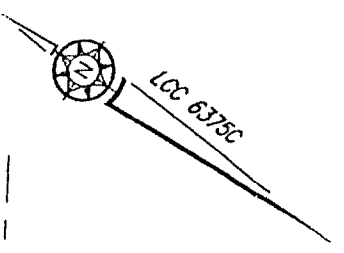
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

**REQUIRED MINIMUM OPEN SPACE AREA**

Landscaped Open Space (Sq. Ft.)	<u>          </u>	<u>          </u>
Landscaped Open Space (% of GFA)	<u>          </u>	<u>          </u>
Usable Open Space (Sq. Ft.)	<u>          </u>	<u>          </u>
Usable Open Space (% of GFA)	<u>          </u>	<u>          </u>

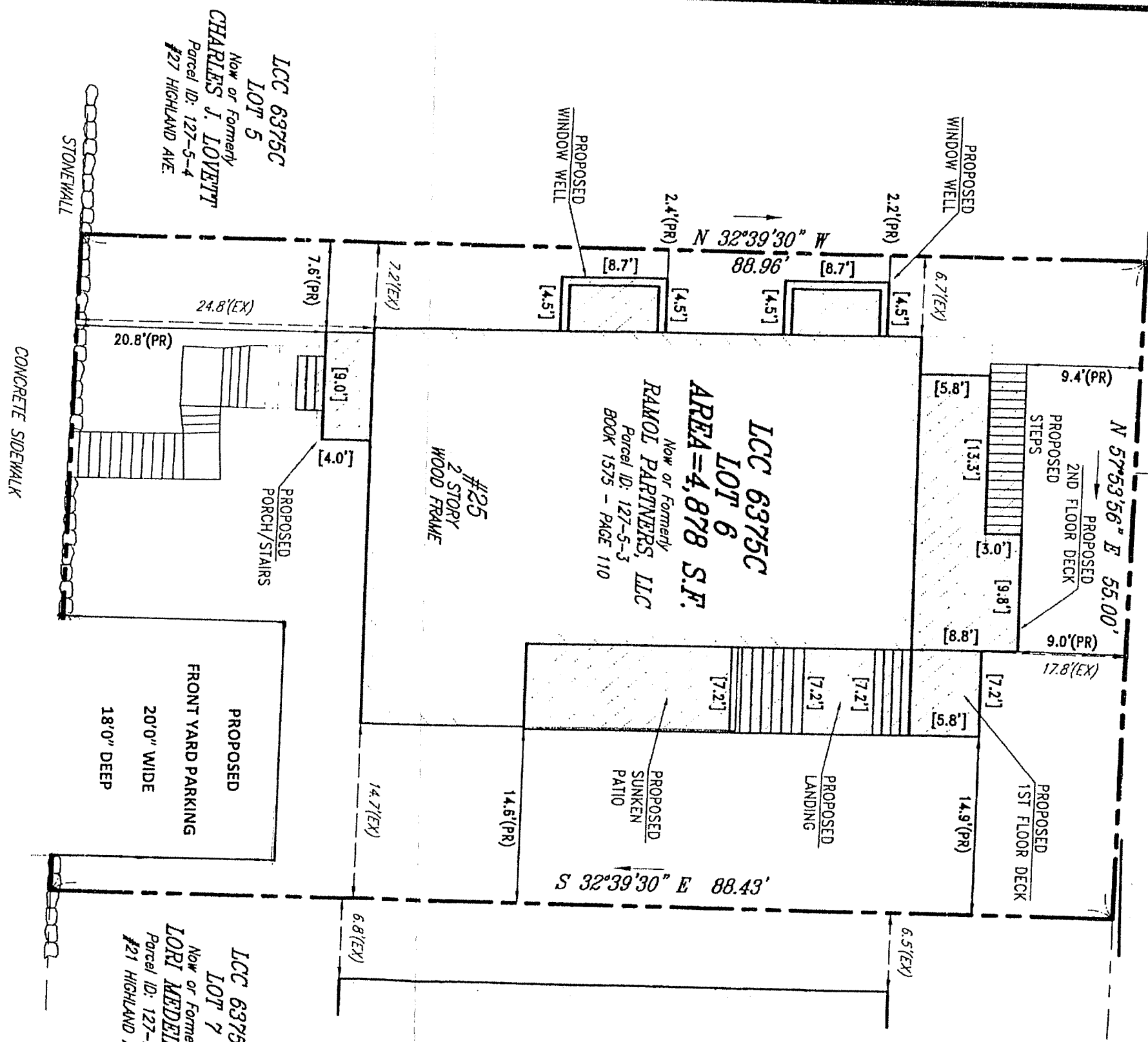
This worksheet applies to plans dated 8.31.21 designed by Derby Square  
Architects

Reviewed with Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



LCC 6375C  
LOT 10  
Now or Formerly  
LAWRENCE GLYNN  
Parcel ID: 127-5-34  
#14 MOULTON RD.

LCC 6375C  
LOT 9  
Now or Formerly  
CHRISTOPHER CAMIRE  
Parcel ID: 127A5-10  
#10-#12 MOULTON RD.

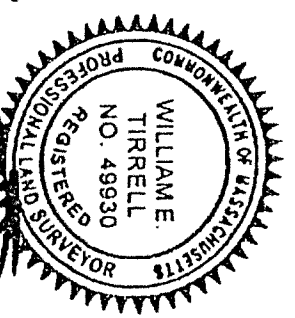


LCC 6375C  
LOT 5  
Now or Formerly  
CHARLES J. LOVETT  
Parcel ID: 127-5-4  
#27 HIGHLAND AVE.

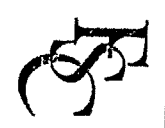
LCC 6375C  
LOT 7  
Now or Formerly  
LORI MEDEIROS  
Parcel ID: 127-5-2  
#21 HIGHLAND AVE.

HIGHLAND AVENUE  
VGC (PUBLIC - 50' WIDE)

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY, PLANS AND DEEDS OF RECORD.



WILLIAM E. TIRRELL, PLS (MA# 49930)  
8/24/24  
DATE



PLAN FOR PROPOSED ADDITIONS  
25 HIGHLAND AVENUE  
ARLINGTON, MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.  
P.O. BOX 1190 FRAMINGHAM, MA 01701  
PH: 508-628-1444 FAX: 508-873-9292  
WWW.FRAMINGHAMSURVEY.COM

SCALE	1"=10'	DATE	AUGUST 24, 2021	DESIGN BY:	RAW	CHECKED BY:	WET	DWG. NO.	6211.21	PROJ. NO.	6211.21
GRAPHIC SCALE (IN FEET)											

# WR BUILDERS: RESIDENTIAL DEVELOPMENT

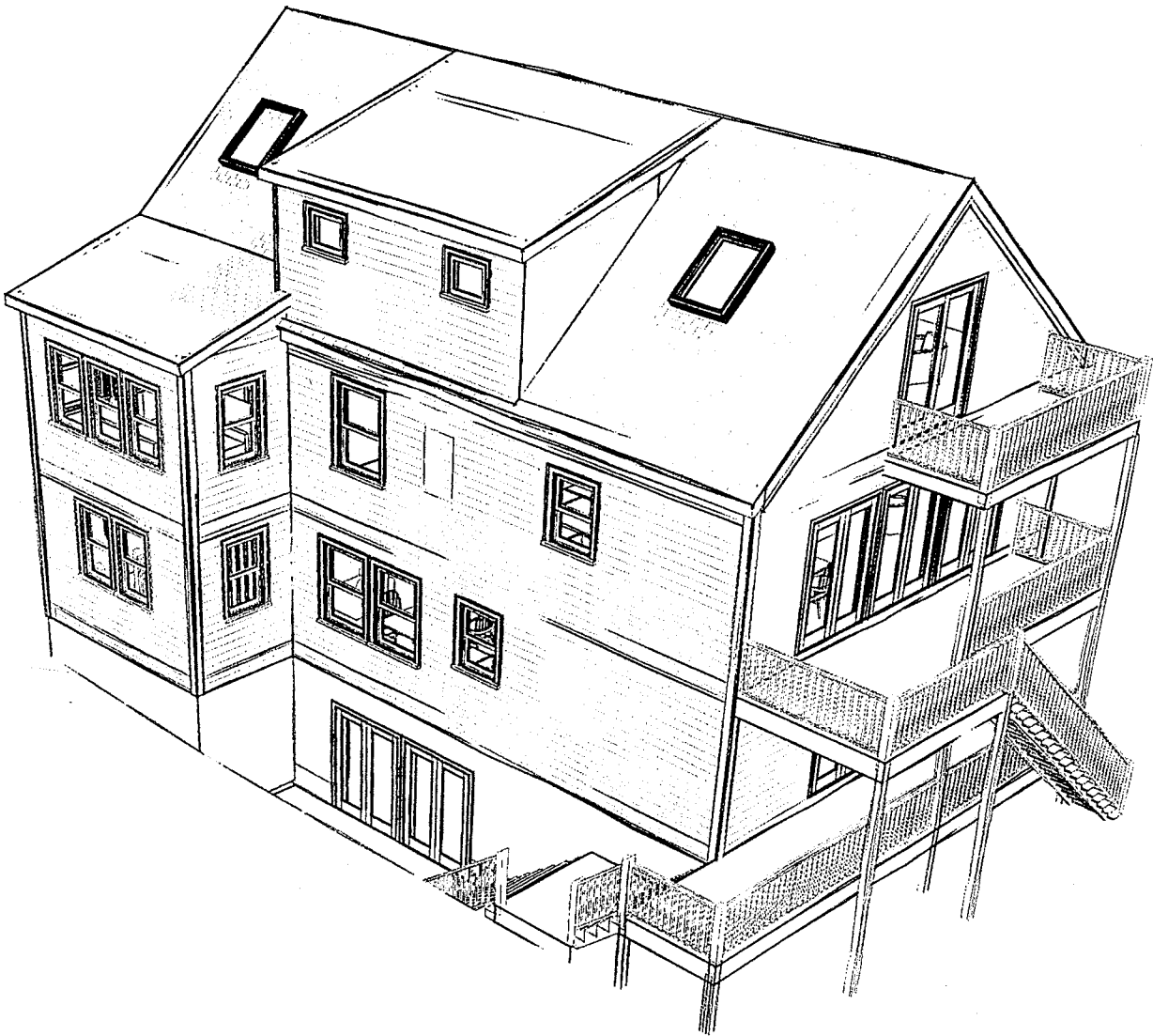
## SCOPE OF WORK

**Work:**  
This work consists of renovating a two family home in Arlington to include new stairs, decks, and interior improvements throughout

<u>Drawing No.</u>	<u>Sheet Name</u>
A0.0	COVER
A1.1	EXISTING AND PROPOSED BSMINT
A1.2	EXISTING AND PROPOSED 1ST
A1.3	EXISTING AND PROPOSED 2ND
A1.4	EXISTING AND PROPOSED 3RD
A1.5	EXISTING AND NEW ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A7.0	DETAILS & CALCULATIONS

### GFA

Ground Level - 935 SF  
First Level - 1,183 SF  
Second Level - 1,183 SF  
Attic Level - 860 SF



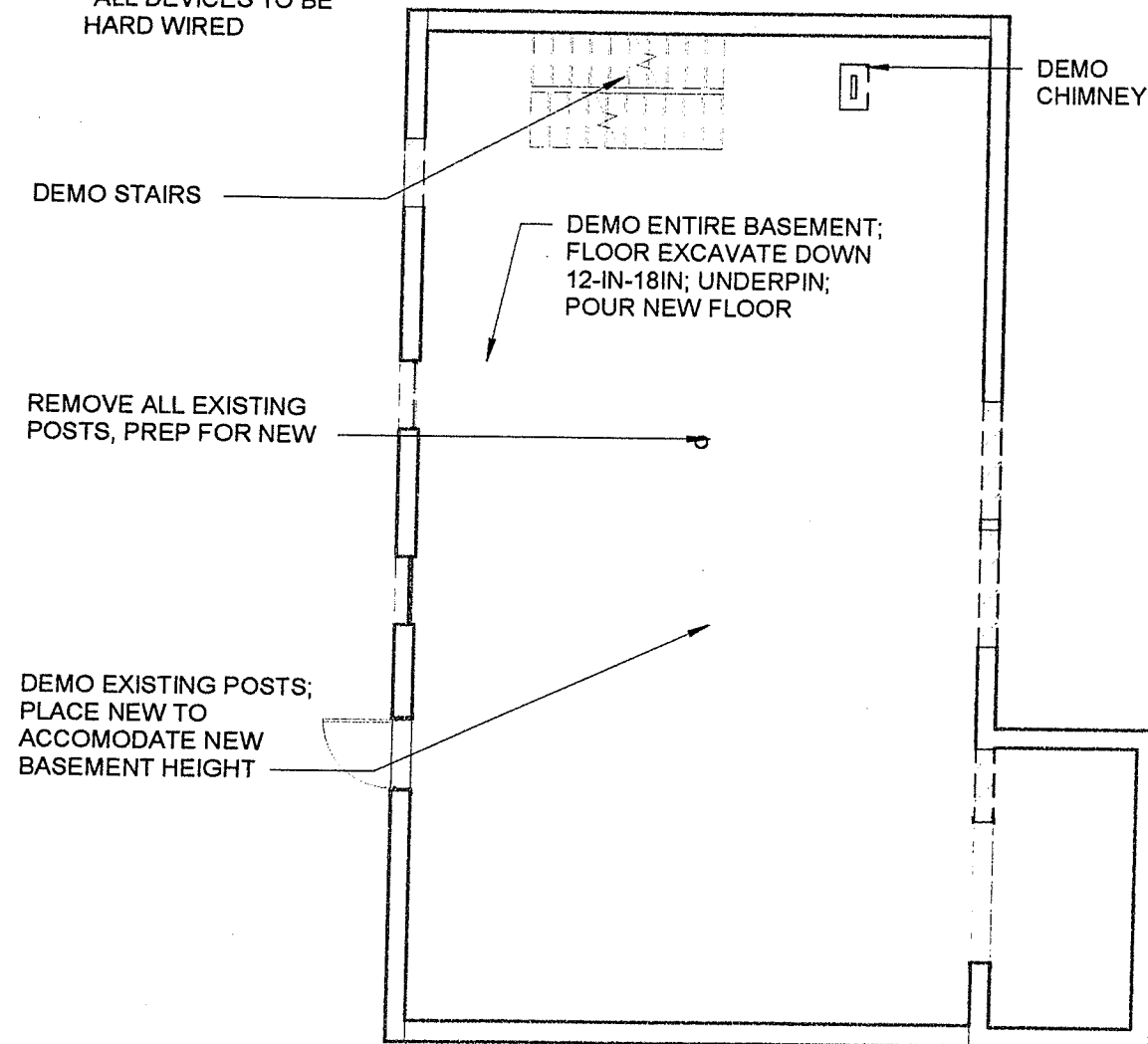
# FIRE ALARM LEGEND

- (S) SMOKE DETECTOR
- (S/CO) COMBO CO2 & SMOKE DETECTOR

\*ALL DEVICES TO BE HARD WIRED

# CONSTRUCTION PHASING KEY

- EXISTING WALL TO REMAIN
- REMOVE WALL
- REMOVE ELEMENT
- NEW WALL



2 Exist/Demo Basement Floor Plan  
1/8" = 1'-0"

EGRESS WINDOW, MIN 20"X24" NET CLEAR OPENING 5.7 SF SILL HEIGHT MAX 44" IN. CONCRETE WINDOW WELL

NEW WINDOW OPENING

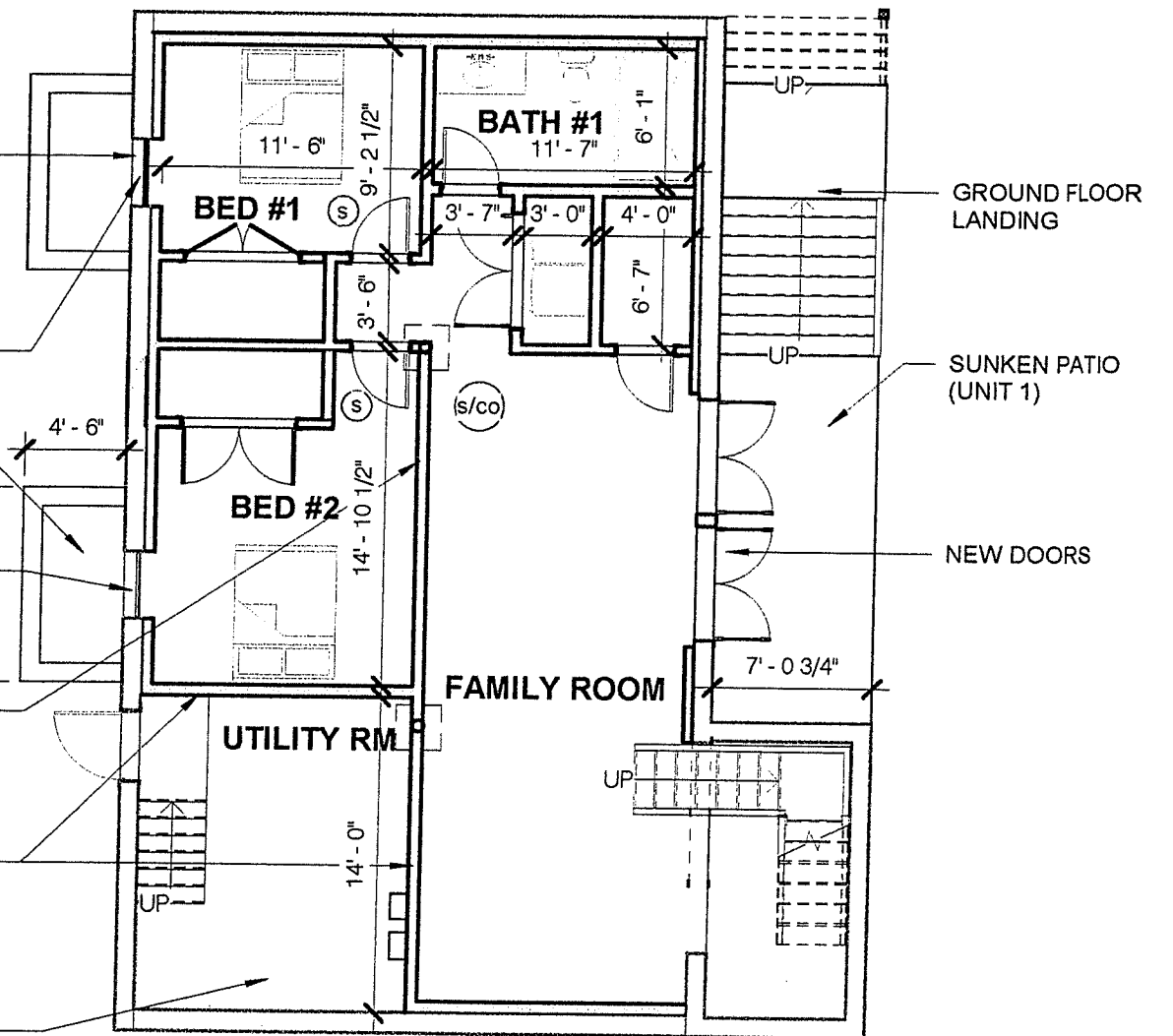
NEW WINDOW WELLS; SEE DETAIL

WINDOW IN EXISTING OPENING

NEW STEEL POST ON 2'X2'X1' CONCRETE FOOTING

1 HR FIRE RATED WALL ASSEMBLY. 1-LAYER OF 5/8" TYPE X SHEETROCK ON EACH SIDE OF WALL

NEW BOILER AND TANKLESS WATER HEATER TO BE INSTALLED IN UTILITY ROOM



1 00 - Basement  
1/8" = 1'-0"

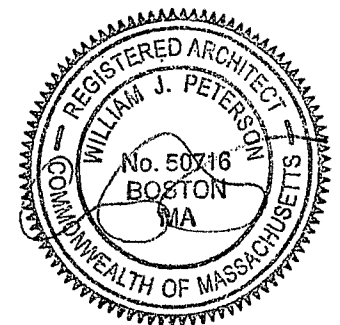


## EXISTING AND PROPOSED BSMNT

Project number 21017 WRHI  
Date 8/31/2021  
Drawn by AKP  
Checked by WJP

**A1.1**

Scale As indicated



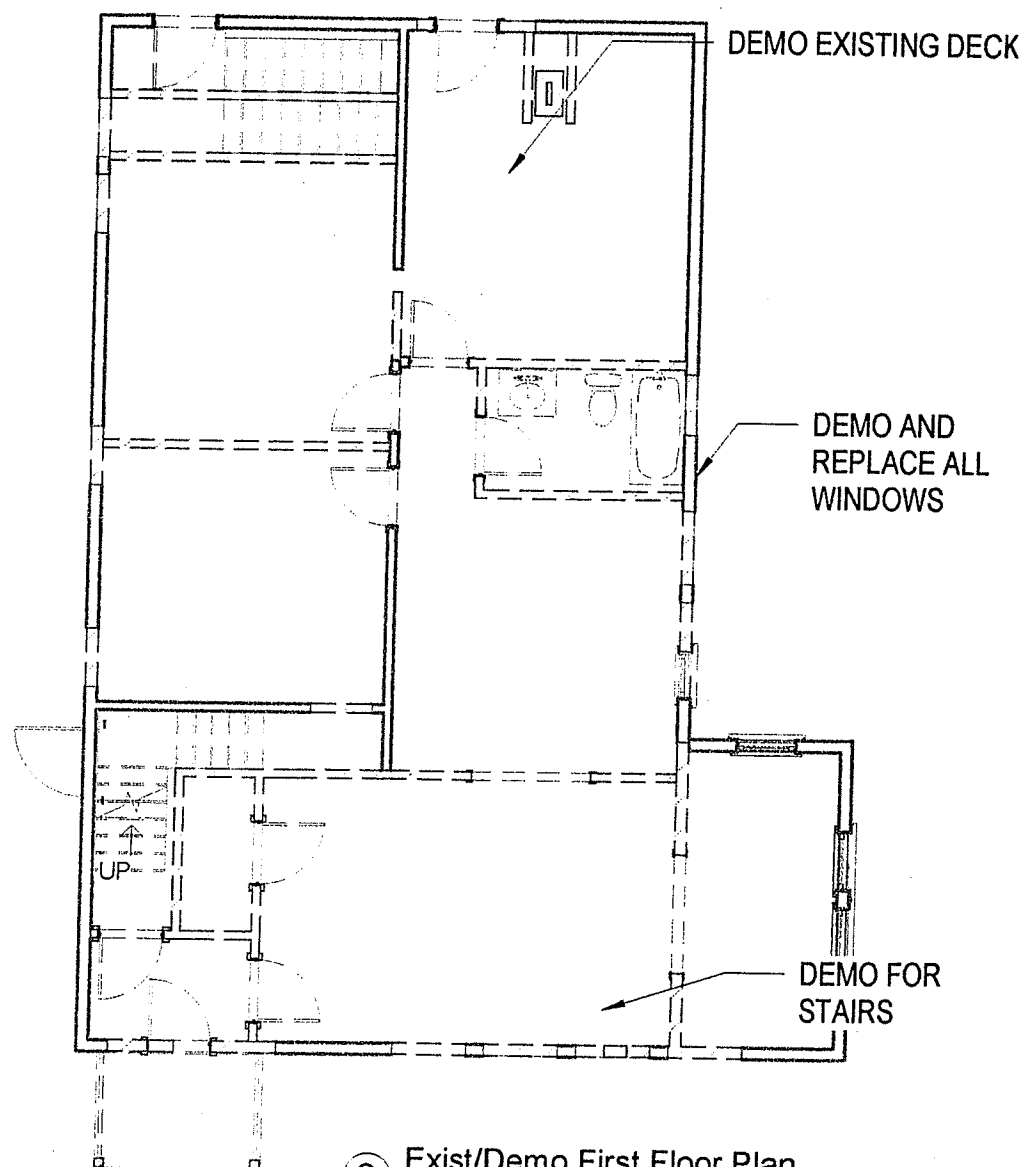
# FIRE ALARM LEGEND

- (S) SMOKE DETECTOR
- (S/CO) COMBO CO2 & SMOKE DETECTOR

\*ALL DEVICES TO BE HARD WIRED

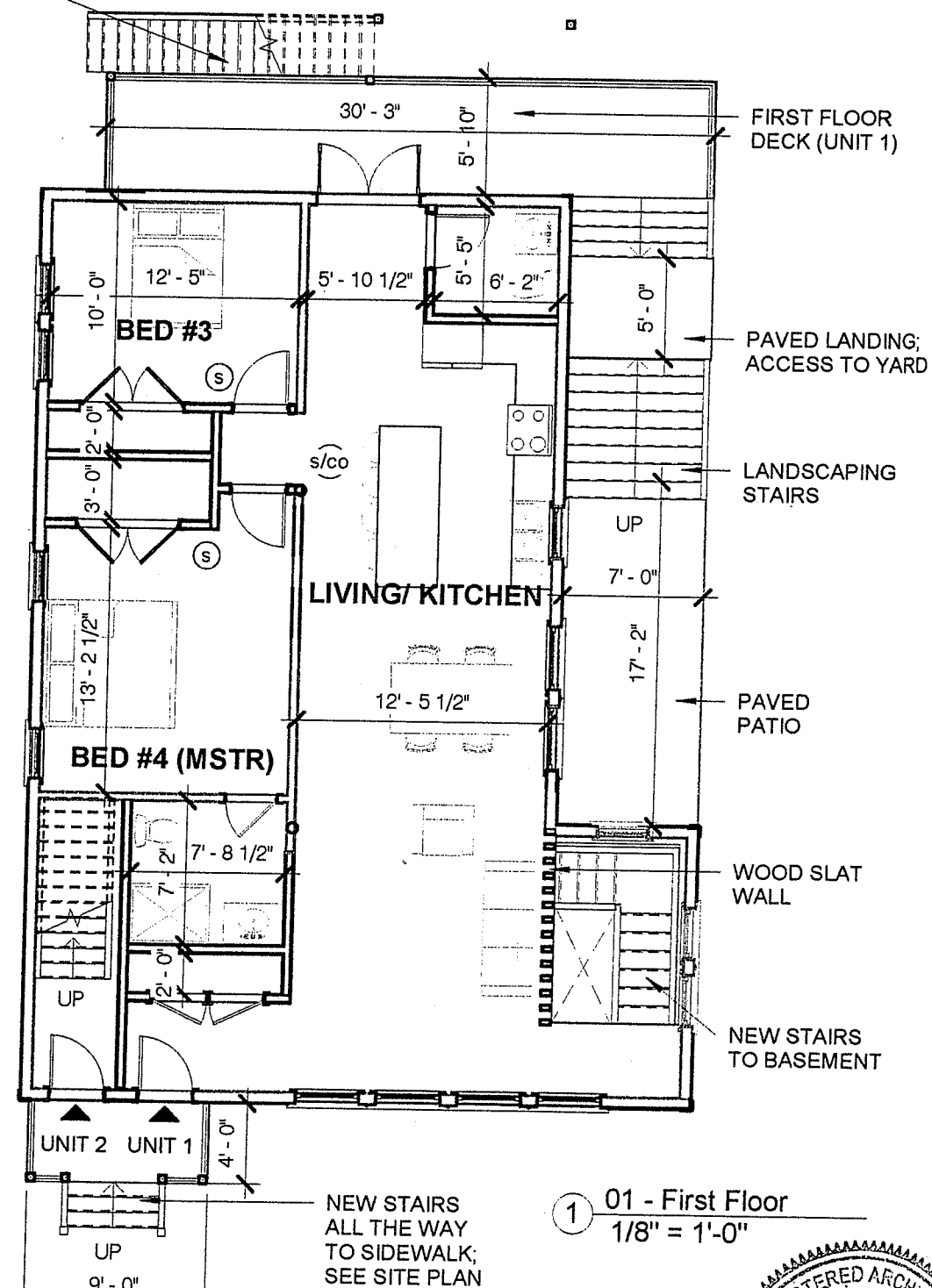
# CONSTRUCTION PHASING KEY

- EXISTING WALL TO REMAIN
- REMOVE WALL
- REMOVE ELEMENT
- NEW WALL



2 Exist/Demo First Floor Plan  
1/8" = 1'-0"

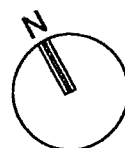
NEW STAIRS



1 01 - First Floor  
1/8" = 1'-0"

**Derby Square**  
Architects  
10 Derby Square, Garden Suite NB, Salem, MA 01970  
978.740.9979 | admin@derbysq.com | All Rights Reserved

**WR Builders**  
**Watertown Development**  
25 Highland Ave, Arlington MA

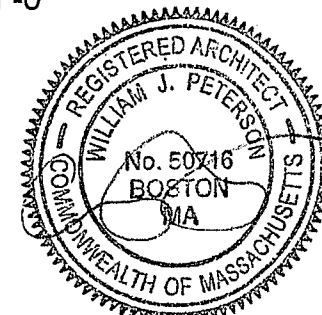


## EXISTING AND PROPOSED 1ST

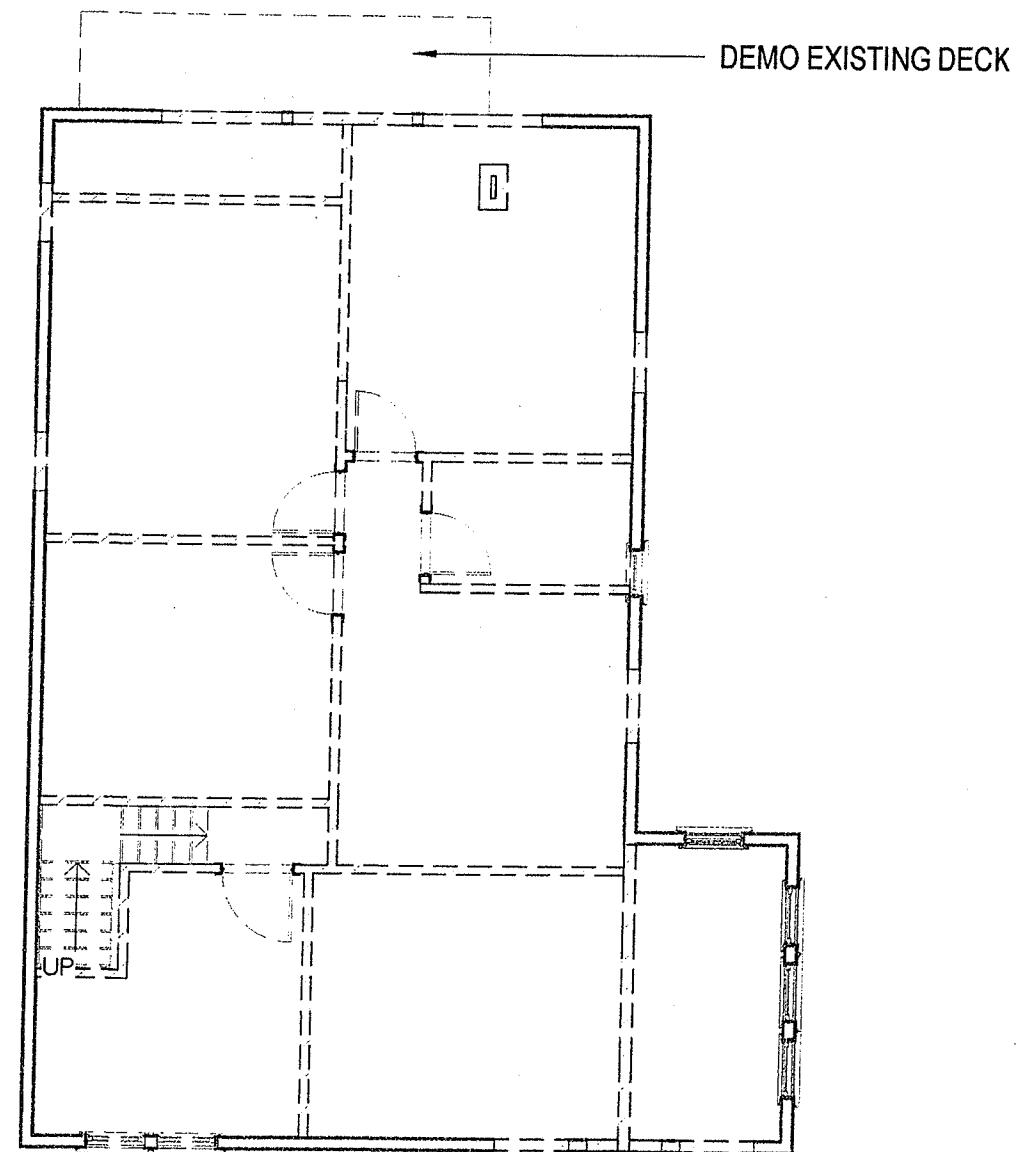
Project number 21017 WRHI  
Date 8/31/2021  
Drawn by AKP  
Checked by WJP

**A1.2**

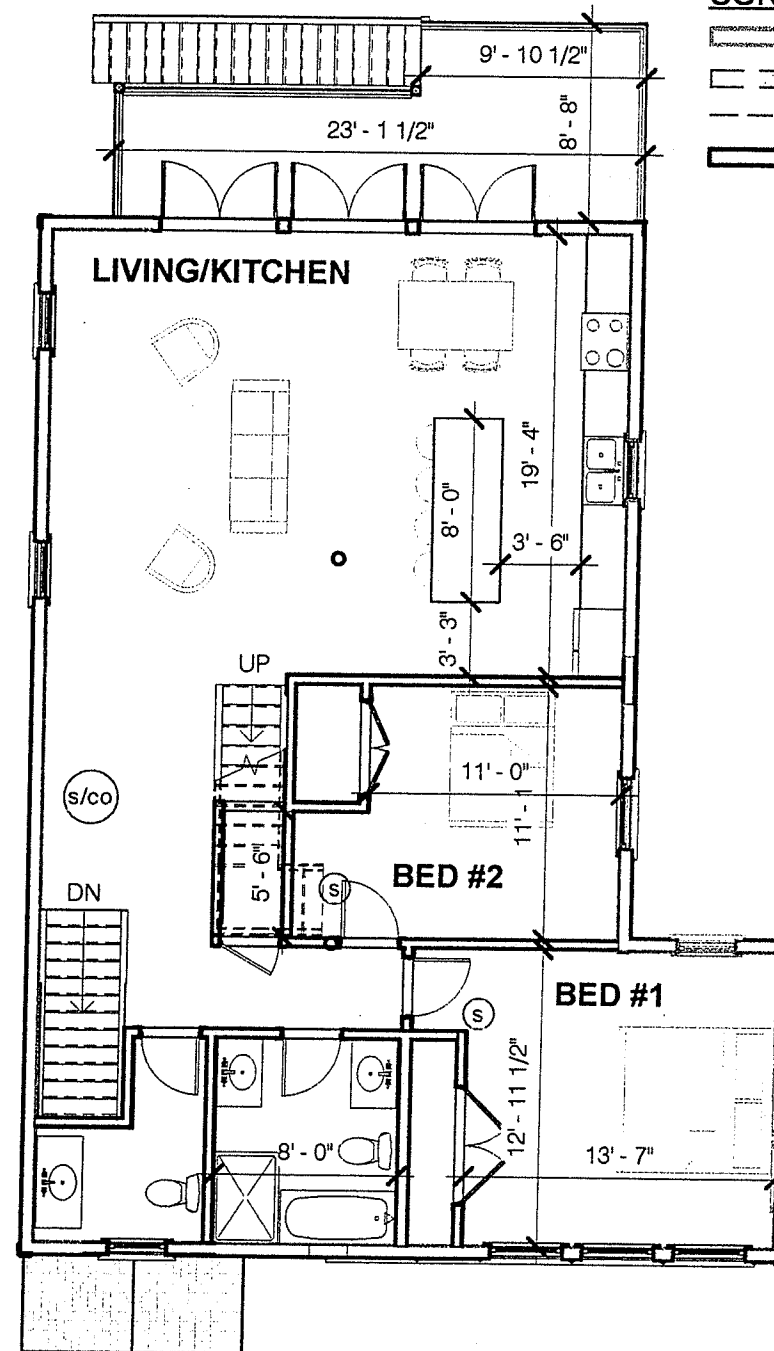
Scale As indicated



8/31/2021 4:45:58 PM

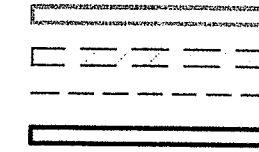


② Exist/Demo Second Floor Plan  
1/8" = 1'-0"



① 02 - Second Floor  
1/8" = 1'-0"

#### CONSTRUCTION PHASING KEY

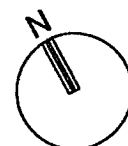


EXISTING WALL TO REMAIN  
REMOVE WALL  
REMOVE ELEMENT  
NEW WALL

#### FIRE ALARM LEGEND

Ⓢ SMOKE DETECTOR  
Ⓢ/co COMBO C02 & SMOKE DETECTOR

\*ALL DEVICES TO BE HARD WIRED

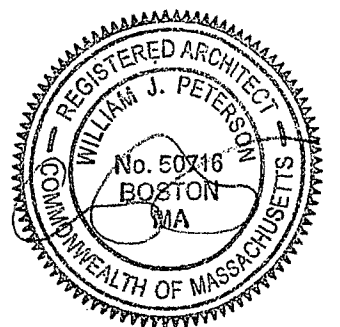


#### EXISTING AND PROPOSED 2ND

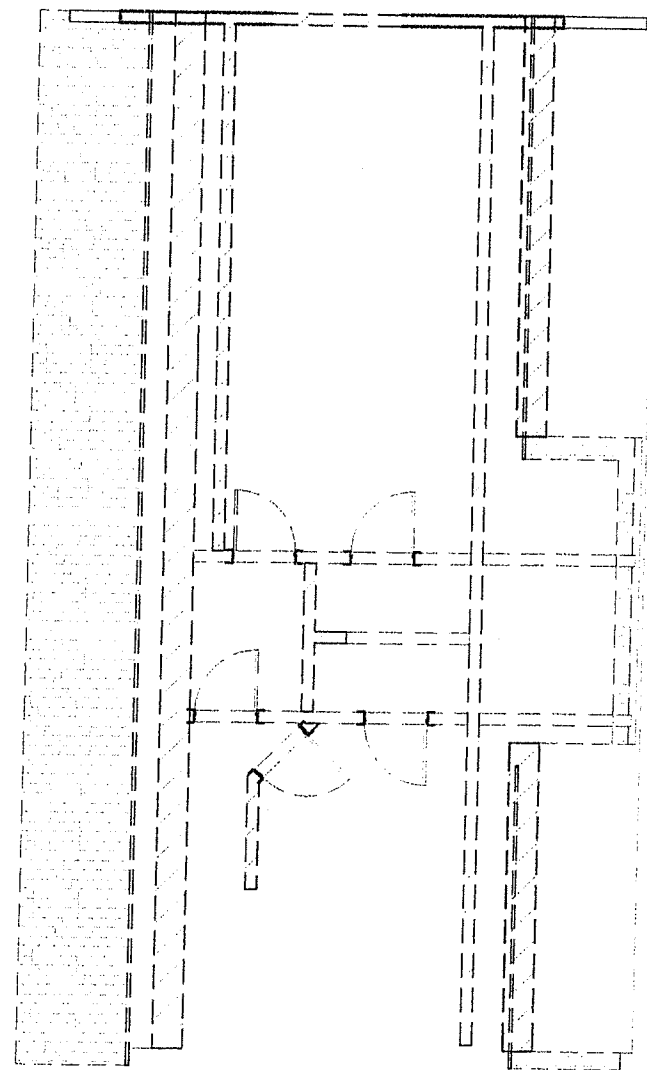
Project number 21017 WRHI  
Date 8/31/2021  
Drawn by AKP  
Checked by WJP

**A1.3**

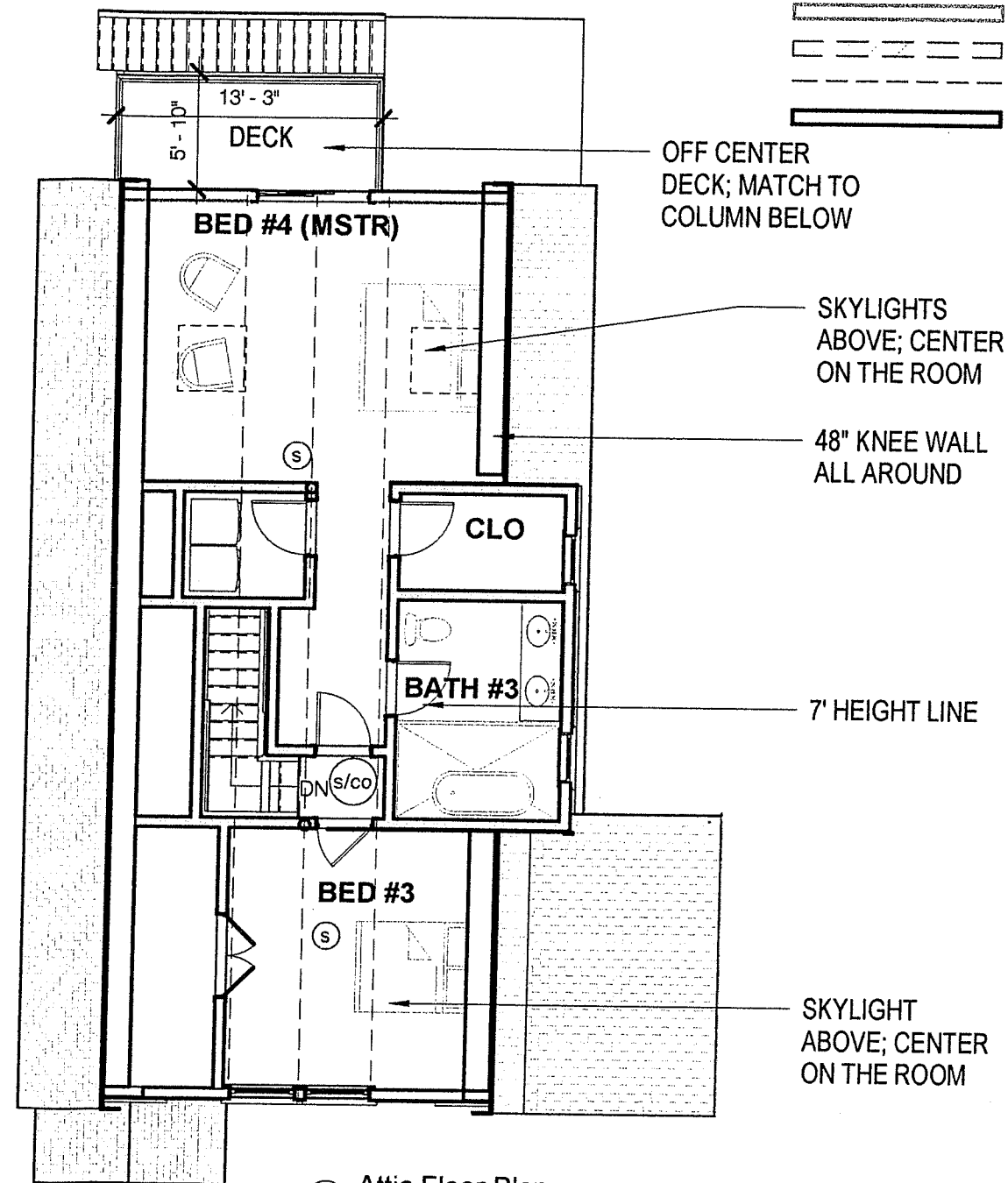
Scale As indicated





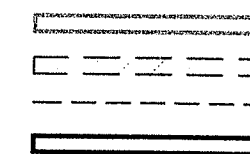


① Exist/Demo Attic Floor Plan  
1/8" = 1'-0"



② Attic Floor Plan  
1/8" = 1'-0"

### CONSTRUCTION PHASING KEY



EXISTING WALL TO REMAIN  
REMOVE WALL  
REMOVE ELEMENT  
NEW WALL

### FIRE ALARM LEGEND

(S) SMOKE DETECTOR  
(S/CO) COMBO CO2 & SMOKE DETECTOR

\*ALL DEVICES TO BE HARD WIRED

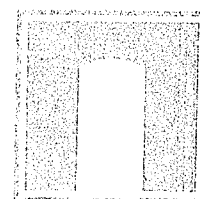


## EXISTING AND PROPOSED 3RD

Project number 21017 WRHI  
Date 8/31/2021  
Drawn by AKP  
Checked by WJP

**A1.4**

Scale As indicated



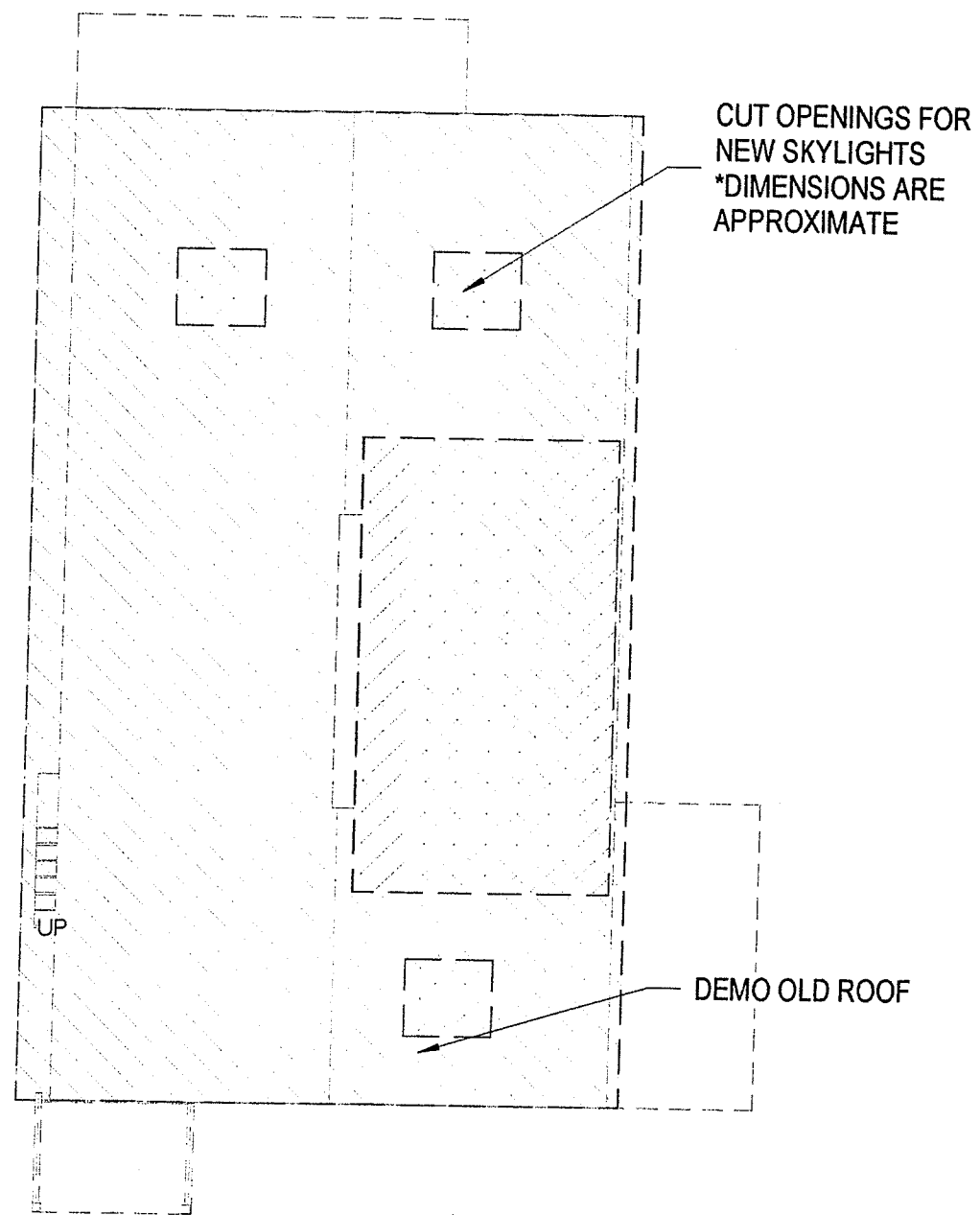
**Derby  
Square**  
Architects

10 Derby Square, Garden Suite NB, Salem, MA 01970  
978.740.9979 | admin@derbysq.com | © All Rights Reserved

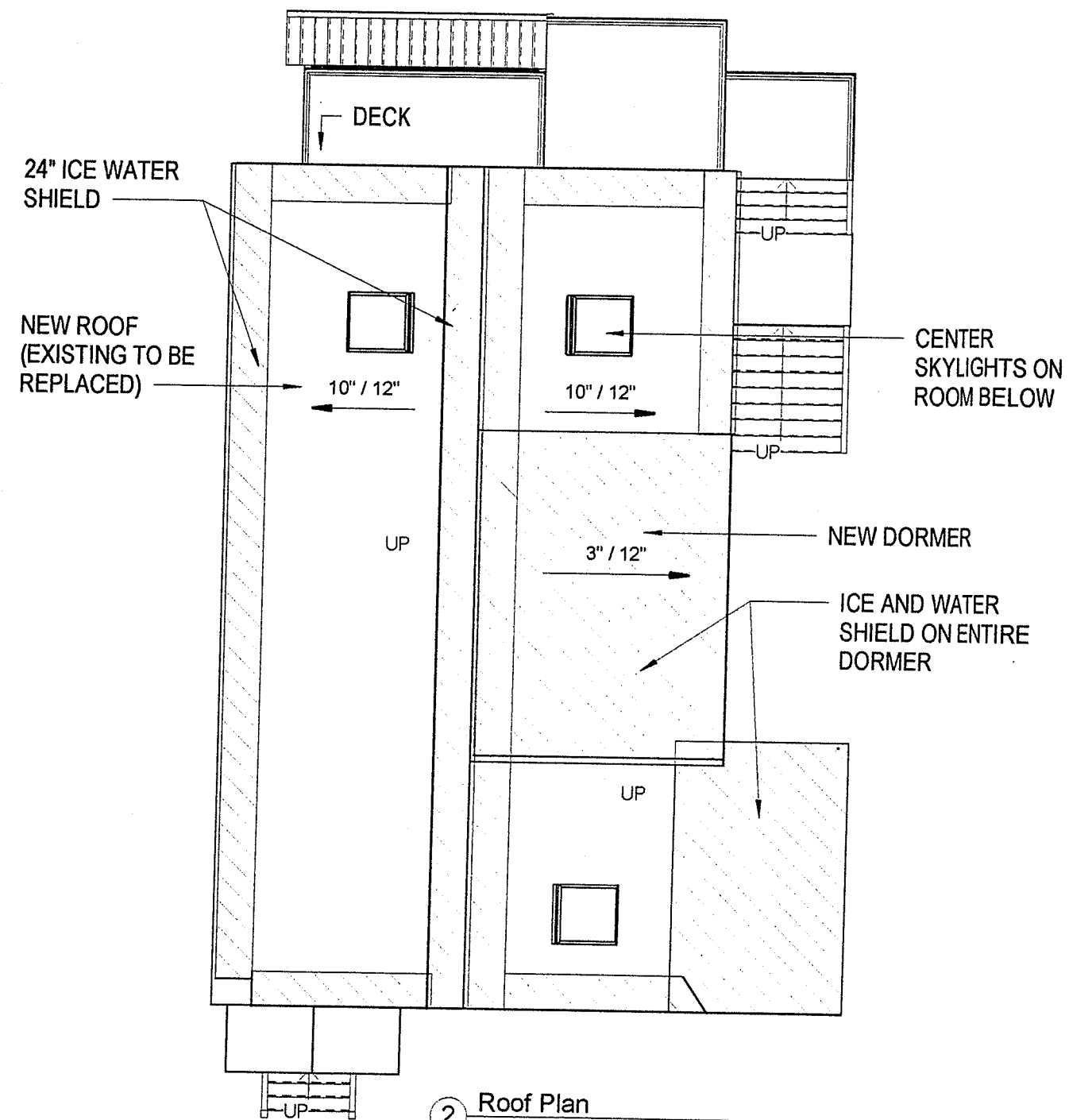
WR Builders

Watertown Development

25 Highland Ave, Arlington MA



1 Exist/Demo Roof Plan  
1/8" = 1'-0"



2 Roof Plan  
1/8" = 1'-0"



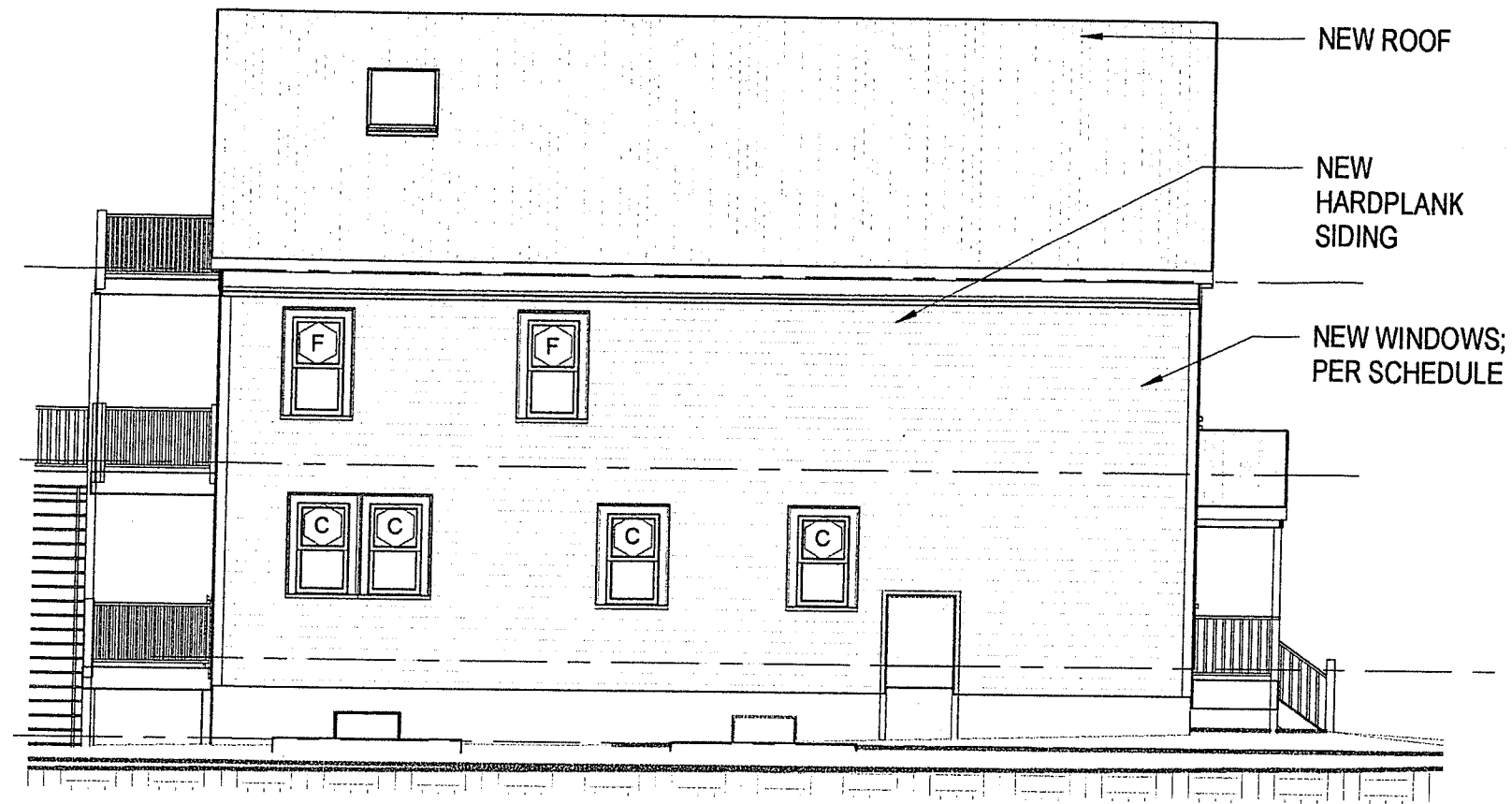
## EXISTING AND NEW ROOF PLAN

Project number 21017 WRHI  
Date 8/31/2021  
Drawn by AKP  
Checked by WJP

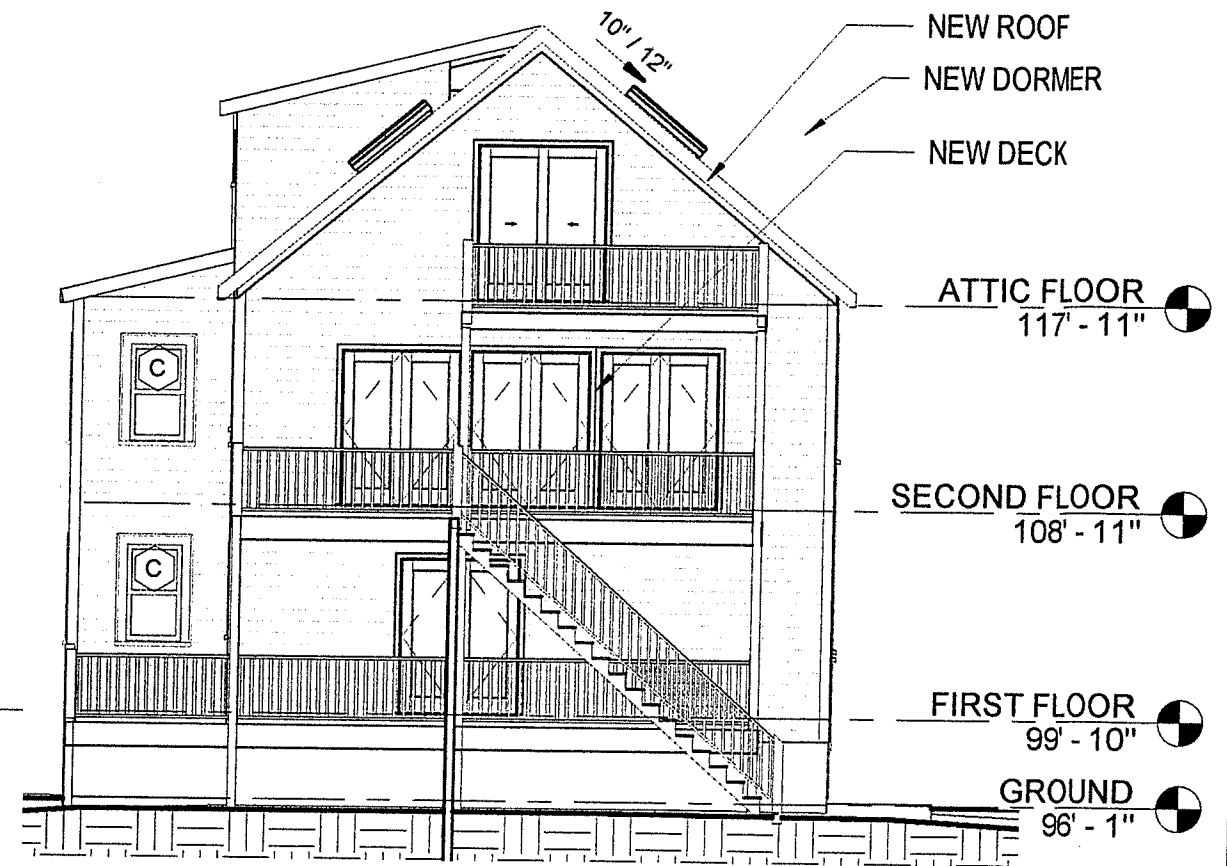
**A1.5**

Scale 1/8" = 1'-0"





② PROPOSED RIGHT SIDE ELEVATION  
1/8" = 1'-0"



① PROPOSED REAR ELEVATION  
1/8" = 1'-0"

### WINDOW SCHEDULE

Type Mark	Rough Opening		Quantity Count	Type	Comments
	Width	Height			
A	3' - 2"	4' - 9"	12	Double Hung	EGRESS IN BEDROOMS
B	2' - 7"	3' - 8"	2	Double Hung	
C	2' - 6"	4' - 4"	5	Double Hung	
D	2' - 0"	4' - 0"	3	Skylight	Skylight
E	3' - 0"	5' - 9"	1	Double Hung	
F	2' - 6"	4' - 8"	2	Double Hung	
G	2' - 6"	2' - 0"	2	Awning	
H	1' - 8"	2' - 6"	1	Oval	

### WINDOW SCHEDULE NOTE:

ARCHITECT NOT RESPONSIBLE FOR FINAL SIZES OR QUANTITIES OF WINDOWS; TO BE REVIEWED AND APPROVED BY OWNERS AS WELL AS FINAL REVIEW FOR DISCREPENCIES BY GC; GC AND/OR WINDOW VENDOR TO CONTACT ARCHITECT DIRECTLY WITH ANY DISCREPANCY; PROVIDE SUBMITALLS FOR FINAL APPROVAL BEFORE ORDER



WR Builders

Watertown Development

25 Highland Ave, Arlington MA

### ELEVATIONS

Project number 21017 WRHI  
Date 8/31/2021  
Drawn by AKP  
Checked by WJP

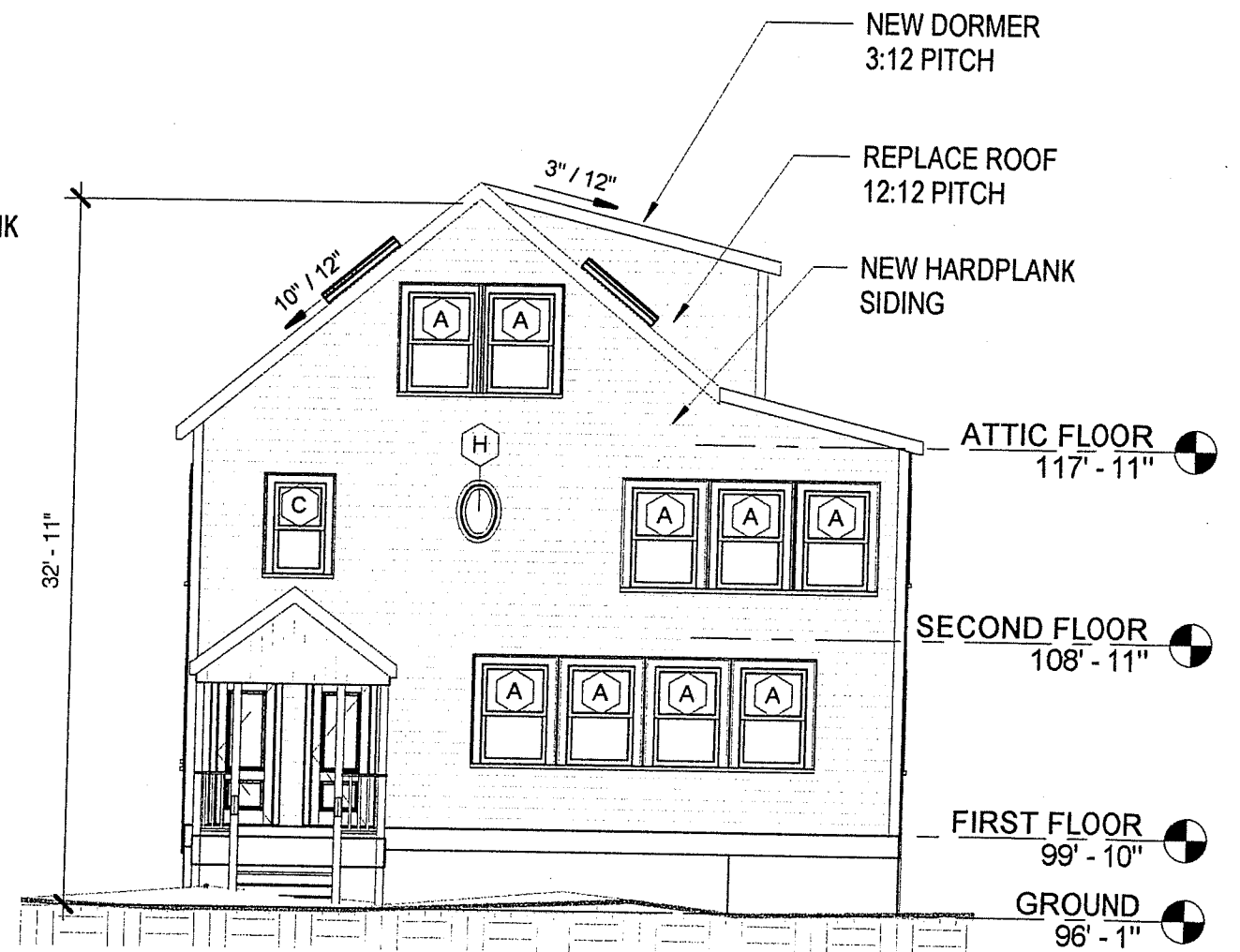
A3.1

Scale As indicated





② PROPOSED SIDE ELEVATION  
1/8" = 1'-0"



① PROPOSED FRONT ELEVATION  
1/8" = 1'-0"

## ELEVATIONS

Project number	21017 WRHI
Date	8/31/2021
Drawn by	AKP
Checked by	WJP

**A3.0**

Scale 1/8" = 1'-0"

